

Agenda Item 3
1015 and 1045 S. Waukegan Road
New Commercial Development

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Area Context Map
Overall Site Plan
Illustrated Site Plan
Overall Development – Buildings in Context
Office Building – West and South Elevations
Office Building – East and North Elevations
Building Height Comparison
Office Building – Floor Plans
Office Building – Roof Plan
Retail Building – East Elevation and Floor Plan
Retail Building – North Elevation and Roof Plan
Retail Building – Conceptual Renderings
Streetscape Views
Conceptual Landscape Plan
Concept – Feature at Intersection
Lighting Plan

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.

Agenda Item 3
Southeast Corner – Everett and Waukegan Roads
Commercial Development

Consideration of a request for approval of two commercial buildings, a three-story medical office building and a single story small retail building with a drive thru and the associated site improvements; landscaping, hardscape, lighting. A height variance is requested.

Property Owner: 1015 LLC and 1045 LLC (Managing Member Carmine Iosue 65%, Luke and Nicole Mertens 14%, Joshua Iosue 7%, Megan Iosue 7%, Joseph Iosue 7%)

Representatives: Jack Frigo, Real Estate Advisor
Diana Melichar, Architect

Staff Contact: Catherine Czerniak, Director of Community Development

Summary of the Request

This petition is presented to the Board for consideration of the design aspects of the petition:

- The massing, architectural detailing and exterior materials of the proposed buildings.
- Consideration of a height variance for the medical office building.
- The conceptual landscape plan with particular attention to the perimeters of the site and the streetscapes.
- All exterior lighting, building, landscaping and parking lot.
- Signage will be presented to the Board for review at a later date.

Description of the Property

The property proposed for redevelopment is about one and a half acres in size and is configured in an L-shape with the narrower portion of the site extending toward the corner of Everett and Waukegan Roads. The southern portion of the site, the bottom of the "L", is wider and borders residential developments to the east and south. Presently, the site is about 80% impervious surface with no significant landscaping along the streetscapes and little buffer from the adjacent residential properties.

Under the current ownership, the overall development site is expanded to include the existing office building to the east, 1025 W. Everett Road. The re-consolidation of these parcels provides for safer access points from the adjacent roadways, improved on site circulation, and the opportunity for shared parking. The consolidated development also provides the opportunity for consistent landscaping and lighting treatments at this prominent corner at the south end of the Waukegan Road Business District.

Redevelopment of this site has long been anticipated. The site was most recently the site of an Amoco gas station and the Pasquesi Home and Garden Store. The gas station building, canopy and the underground fuel tanks were removed from the site a number of years ago. The former Pasquesi building was removed shortly after the site was purchased by the current owner at the urging of the City because the building had become an attractive nuisance.

Building Review Board's Role

In September, 2020, the Plan Commission preliminarily considered the proposed redevelopment on the southeast corner of Waukegan and Everett Roads. The Commission stated general support and enthusiasm for the proposed redevelopment and directed the petitioner to develop the plan further, present the design aspects of the plan to the Building Review Board and to give further consideration to how to assure that adequate parking will be available for employees of the three buildings, the existing building and the two new buildings, and for patients and customers. The Plan Commission is scheduled to continue its review of this petition and take action on January 13, 2021. The Plan Commission's role is to consider a request for a Special Use Permit to allow a drive thru associated with the small retail building which will likely be occupied by a coffee shop or similar use, and consider variances from zoning setbacks from the adjacent streets.

The petition is presented to the Building Review Board for consideration and a recommendation on the design aspects of the development; the building designs and massing, the architectural details, exterior materials, landscaping, hardscape and lighting. The Board's consideration includes how the redevelopment proposed for the site relates to the streetscape, other buildings in the commercial district and the adjacent residential development to the east and south. As noted above, signage will be presented for review at a later date.

Overall Site Plan

This standard is met.

As noted above, two new commercial buildings are proposed on the site. Both buildings are sited toward the street as contemplated in the Comprehensive Plan, to give a sense of place to the business district. Parking is partially concealed by the buildings and is generally sited away from the streetscape.

The overall site plan is generally consistent with location of the previous buildings on the site; the smaller and lower building is located near the intersection and the medical office building, a three story building with a larger footprint, is located on the southern portion of the building and will delineate the start of the business district.

The consolidation of the parcels as discuss above allows for the total number of curb cuts in the vicinity of a busy intersection to be reduced. In the past, a total of seven curb cuts served the overall development site including the existing office building on Everett Road which will remain. The redevelopment plan reduces the

number of curb cuts to a total of three, two with full turning movements and one limited to right-in/right-out movements. One of the full movement access points is located at the far south end of the property on Waukegan Road generally in the location of the existing curb cut that was used for the Pasquesi Home and Garden Store. The second full movement curb cut exists today off of Everett Road and provides access to the 1025 office building. The limited access curb cut is located on Waukegan Road and is set further away from the intersection than the previous two curb cuts on to Waukegan Road from the gas station.

A landscaped parking lot is proposed primarily to the east of the proposed three story medical office building. Pedestrian walkways through the site and along the streetscape are reflected on the site plan included on page 3 of the packet.

The buildings are set away from the common lot lines with the adjacent residential properties to the east and south. Parking is setback just over nine feet from the property line providing the opportunity for plantings to soften the transition between the commercial property and the adjacent residential properties. A six foot fence is planned along the east and south property lines. The petitioner is proposing a synthetic material for the fence. It will be important that the material have some texture, not be reflective with a plastic-like appearance, and settle quietly into the landscaping from both sides of the fence.

Commercial Buildings

This standard is met.

A design statement prepared by the project architect is included in the Board's packet and discusses in detail the design rationale for the two new buildings, the connections between the new and existing buildings and explains how the buildings, although each unique, create a unified but not monotonous context for the overall development.

The single story retail building is proposed to anchor the corner at the intersection of Waukegan and Everett Roads. The small building is not imposing on the busy intersection but instead, offers a four-sided building with consistent detailing and quality materials on all four sides. A detailed elevation of the west side of the building reflecting the treatment of the drive thru window has not yet been submitted pending selection of a tenant. The building is detailed with a center entry on the east elevation, expansive fenestration to bring a feeling of activity to the corner, and pergolas to create outdoor spaces for gathering sheltered from the traffic on the adjacent streets by the building. The building is designed in a manner that could accommodate a variety of similar uses over time. Mechanical equipment is fully screened by the roof forms. High quality materials are proposed; brick, stone accents and aluminum for the trim and windows. The simulated storefront windows are proposed. Asphalt shingles are proposed on the pitched portion of the roof. The hardscape across the site includes asphalt, concrete and pavers.

The three story office building is the most prominent building on the site. As noted in the architect's statement, the buildings step up from the corner from smallest, to the somewhat larger existing office building along Everett Road, to the largest and tallest building fronting on Waukegan Road, the road with the highest volume. The medical office building is designed to meet the technological and aesthetic standards for today's medical office buildings. As detailed in the architect's statement, the building retains traditional elements and form while at the same time, distinguishing itself as a building fully equipped to meet today's health care needs. The building follows the form of the two other buildings on the site with a central entry and, like the small retail building, the medical office building essentially has four "fronts". Each elevation carries with it a consistent level of detailing, unique features such as the sun shade and canopies, and is comprised of quality materials. The center entry is clearly distinguished from the rest of the building by just over a nine foot increase in height and increased fenestration. The elevated portion of the roof serves as an aesthetic and functional feature of the building, it fully screens the roof top mechanicals. Care will need to be taken in detailing the interior lighting to minimize off site lighting impacts particularly the intrusion of light into the neighboring residential developments. Like the other two buildings, the medical office building will be constructed of brick and stone, an element that ties the overall development together.

A height variance is requested for the medical office building. The height permitted by right in the applicable zoning district is 35'. The ceiling of the third floor of the building reaches 35'-4". The top of the parapet is at 39'-10" and the top of the mechanical enclosure at the center of the building reaches 49'0" in height. Importantly, the main mass of the building is only slightly above the allowable height. There is a precedent for granting height variances in the Waukegan Road Business District for elements of buildings. The petitioner provided information on building heights for Forest Square and CIBC Bank on page 7 of the packet. The former Lovell's Restaurant building, today North Shore Medical, reaches 41'. As of the date of this writing staff is still working to confirm the heights of the Villas condominium building to the south of the proposed development and St. Patrick's Church. Those heights will be provided at the Board meeting. The proposed height of elements of the medical office building is generally consistent with the character of the business district. The increased height of the center roof form serves the important purpose of fully screening the mechanical equipment.

Landscape Plan

A preliminary landscape plan is included in the Board's packet on page 18. Landscaping is provided along the Waukegan and Everett Roads streetscape, the east and south perimeter of the site and internal to the parking lot. Some enhanced landscaping is provided near the seating areas around the retail building to create a pedestrian welcoming character.

The retail building is sited at the intersection, adjacent to a decorative feature at the corner. A conceptual rendering of the proposed corner feature is included on

page 19 of the Board's packet. Although not fully detailed at this time, the feature is intended to play off of the feature on the opposite corner, adjacent to Fifth Third Bank as well as the Community Sign Boards and landscaping located on the southwest corner of the intersection. The feature is envisioned as being an open structure constructed of materials that relate to the new buildings. Although the structure and landscaping are understated, the feature offers a pedestrian scale and a sense of refuge at a busy corner. The feature is stepped back to provide for wide sightlines for pedestrians and vehicles.

As noted above, a six foot fence is proposed between the new commercial development and the adjacent residential developments to the east and south.

Lighting

A preliminary lighting plan is included in the Board's packet on page 20. The plan indicates various lighting types; parking lot lights of varying heights, bollards, canopy lighting on the buildings, up lighting of some trees, possible lighting of the pergola and lighting of the benches. At this point, details of lighting fixtures, intended times of use, lighting reduction plans for evening hours and overall lighting intensity are not yet available. As the plans develop, staff should be directed to review the details of the lighting with the property owner to assure that light spillover on to the neighboring residential properties is prevented and to assure that the overall intensity of light on the site is appropriate for the location. "Lighting up" this south entrance to the business district will be helpful to increase awareness and add energy to the area.

Public Comment

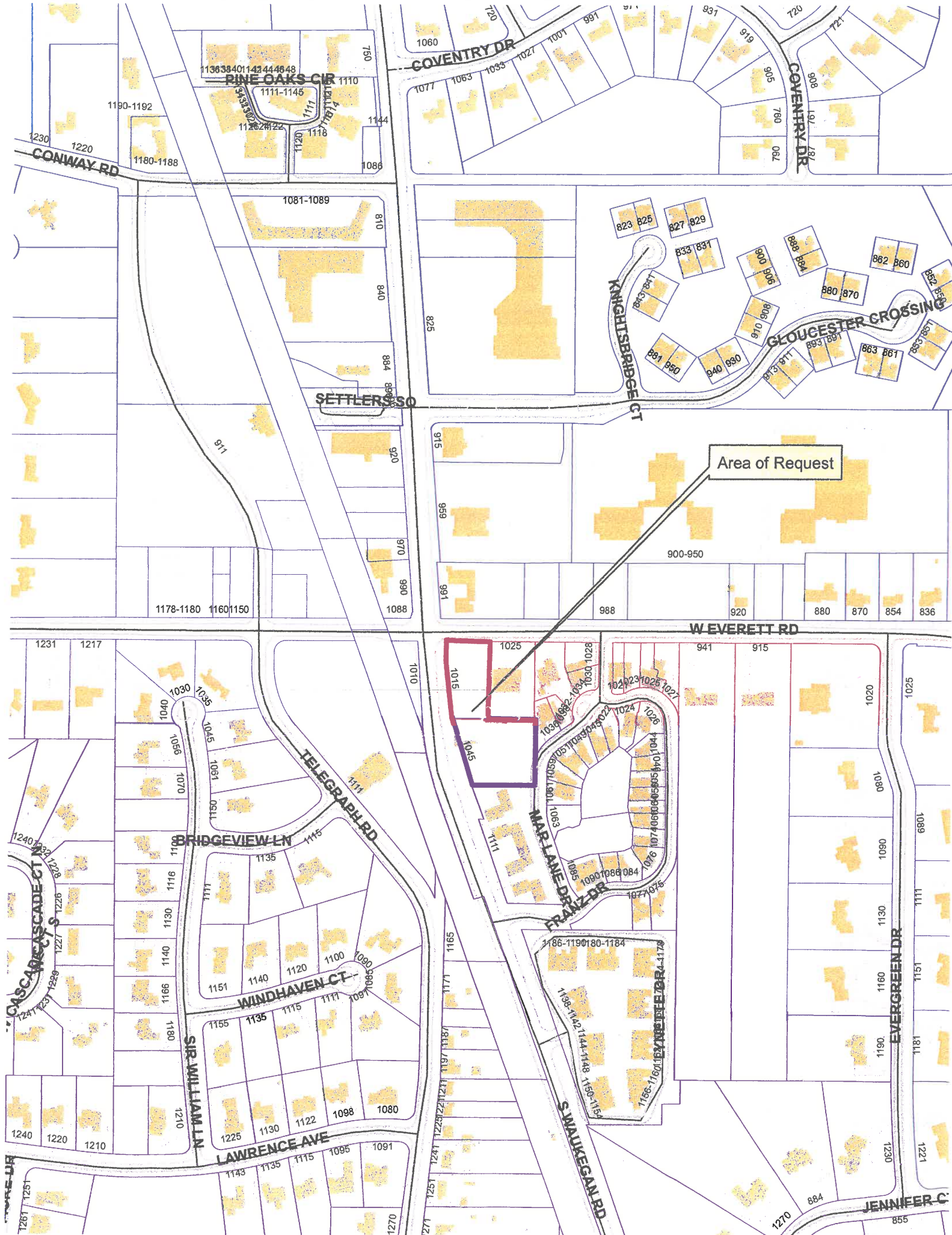
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

Recommendations

Recommend approval of the petition including the two commercial buildings, a height variance for the medical office building, the overall site plan, conceptual landscape plan and lighting plan subject to the following conditions of approval.

1. Prior to submittal for a building permit for the small retail building, a detailed elevation of the west side of the building shall be presented to staff for review to confirm that the details, building form, fenestration and materials are consistent with the elevations presented to the Board.
2. The plans submitted for permit shall include detailed information about all roof top mechanical equipment and shall include sightline studies from various points including from the adjacent residential properties to verify that the mechanicals are fully screened by the roof form and louvers.

3. Any modifications that are made to the plans in response to direction or suggestions from the Board or as the result of final design development shall be clearly called out on the plans as modifications from the plans presented to the Board. A copy of the plans originally provided to the Board shall be included in the submittal for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate, to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
4. Samples of materials shall be provided to staff prior to installation including a sample of the proposed synthetic fence. The fence material shall be reviewed to confirm that the material is textured and not plastic-like in appearance. The fence shall be screened with landscaping from both sides.
5. A final grading and drainage plan shall demonstrate, to the satisfaction of the City Engineer, that the project is consistent with the applicable Code requirements and that runoff from the site does not negatively impact neighboring properties.
6. Prior to the issuance of a building permit, a detailed, landscape plan shall be submitted and will be subject to review and approval by the City's Certified Arborist. As the site take share, the landscape plan shall be reviewed on site with appropriate City staff to discuss refinements and any modifications determined to be necessary to provide adequate sightlines.
7. Details of all exterior lighting shall be submitted with the plans for permit including building, parking and landscape lights. Lighting shall be respectful of the adjacent residential development. All light sources shall be fully screened from view and drop down shields shall be installed on all parking lot lights along the common property lines with the residential developments. All lights except for those determined by the City to be necessary for safety and security purposes shall be turned off after business hours with lights closest to the residences prioritized for early turn off. Any lighting of landscape or hardscape elements shall be limited to the streetscape and areas away from the residential neighborhoods. Cut sheets of all light fixtures shall be provided and all fixtures shall direct light downward. After installation, staff is directed to inspect the lighting levels and as necessary, work with the property owner to make adjustments to mitigate off site impacts.
8. Prior to the issuance of a building permit, a materials staging and construction vehicle parking plan must be submitted to the City for review and will be subject to City approval in an effort to minimize and manage impacts on the neighborhood.





Area of Request



**THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION**

PROJECT ADDRESS: 1015-1045 S. WAUKEGAN RD., LAKE FOREST, IL 60045

APPLICATION TYPE: NEW RETAIL AND OFFICE DEVELOPMENT

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input checked="" type="checkbox"/> New Building	<input checked="" type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input checked="" type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input checked="" type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>

PROPERTY OWNER INFORMATION

1015 LLC and 1045 LLC (Carmine Iosue – Managing Member)

Owner of Property
1025 W. Everett Road

Owner's Street Address (may be different from project address)
Lake Forest, IL 60045

City, State and Zip Code
847-708-8922

Phone Number *Fax Number*
carmine@iosueassociates.com

Email Address
Carmine Iosue's signature on following page.


Owner's Signature

ARCHITECT/BUILDER INFORMATION

Diana Melichar (Architect) / Jack Frigo (Real Estate Advisor)

Name and Title of Person Presenting Project
Melichar Architects
Frigo & Company

Name of Firm

207 East Westminster (Melichar)
707 Skokie Boulevard (Frigo)

Street Address
Lake Forest, IL 60045
Northbrook, IL 60062

City, State and Zip Code
847-295-2440
847-940-2200

Phone Number *Fax Number*
diana@melichararchitects.com
jack@frigocompany.com

Email Address

Representative's Signature (Architect/Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

<i>Please email a copy of the staff report</i>	<input checked="" type="checkbox"/> OWNER	<input checked="" type="checkbox"/> REPRESENTATIVE
<i>Please fax a copy of the staff report</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE
<i>I will pick up a copy of the staff report at the Community Development Department</i>	<input type="checkbox"/> OWNER	<input type="checkbox"/> REPRESENTATIVE



MELICHAR
ARCHITECTS

IOSUE INVESTMENTS – Building Architecture Statement of Intent

Building Review Board

January 6, 2021

Our design work for the two new buildings is inspired by a campus concept. On site are buildings A (retail corner building), B (medical office building) and C (existing 1025 Everett Road building). It is our intent for all three buildings to be compatible with one another in building massing, scale, and materiality, and respectful of adjacent neighbors.

Building Scales

Retail Building A is the smallest building in footprint and is one-story in height. Second in footprint size and two-story height is the existing 1025 Everett Road building C. Medical Office Building B has the largest footprint and three-story height, as it serves important functions as a southern gateway along Waukegan Road, and it conceals the parking lot behind it.

Building Massing and Style

All three buildings share a common stylistic balance and symmetry. Design cues are taken from 1025 Everett Building C's traditional design: a central portico entry, and subordinated building wings that symmetrically balance the main body of the building. Similarly, Retail Building A marries a commercial food service building footprint with Building C's central pedimented entry, and balanced building massing and symmetry. Medical Office Building B also has a central feature flanked by subordinated building masses. The central glassy feature on Waukegan Road also gently arcs, serving as a metaphor for the roadway as it curves.

Tenants and patients alike are looking for cutting edge technology and medical treatment in the Medical Office Building B, and hence the building has a forward-looking appearance. Its style blends the traditional aspects of the neighborhood's commercial architecture, while taking a fresh approach for its medical building use.

The Practice of Fine Architecture

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Retail Building A utilizes strong, simple building forms including the gable front that is similar to existing Building C, while respecting the residential nature of the church manse across the street.

In both new buildings A and B, mechanical units are hidden in the roofscapes. In Medical Office Building B, the main east-west axis feature not only crowns the building, but also importantly screens and raises the larger rooftop mechanicals from the neighbors.

Building Materials and Details

All three buildings share a common palette of materials. Starting with the existing 1025 West Everett Road Building C as their launching point, building materials for both new buildings A and B are high-quality, brick and cast stone. Brick for the new buildings will be selected to complement the 1025 Everett Building C brick.

Detailing includes brick corner quoins and decorative stone accents. Similar to the white trim and detailing on Building C, the new buildings also feature light painted trim: metal pergolas, entry porticos, and sunshades. The rooftop crown on Building B is inspired by the cupola on Building C.

Both Buildings A and B utilize metal storefront/curtainwall windows with muntins appropriately sized for the scale of their buildings. We will select non-reflective glazing systems for glass surfaces. Melichar Architects is also working closely with Charter Sills, our team's lighting designer, to ensure that building lighting is respectful of the neighbors.

The building materials and detailing are consistent on all four sides of both new buildings A and B.



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS
(The use of natural materials is strongly encouraged)

Façade Material

- | | | | |
|-------------------------------------|--------------------------|--------------------------|------------------|
| <input checked="" type="checkbox"/> | Brick (primary material) | <input type="checkbox"/> | Aluminum Siding |
| <input checked="" type="checkbox"/> | Stone (accent material) | <input type="checkbox"/> | Vinyl Siding |
| <input type="checkbox"/> | Wood Clapboard Siding | <input type="checkbox"/> | Synthetic Stucco |
| <input type="checkbox"/> | Stucco | <input type="checkbox"/> | Other _____ |
| <input type="checkbox"/> | Wood Shingle | | |
- Individual or Panels? _____

Color of Material: Brick used for the Medical Office Building B and Retail Building A shall be complementary to the existing 1025 W. Everett Building brick

Window Treatment

Primary Window Type

- Double Hung
 Casement
 Sliding
 Store front and curtain wall

Finish and Color of Windows

- Wood (recommended)
 Aluminum
 Fiberglass
 Other _____

Color of Finish: To Be Determined

Window Muntins

- Not Provided (Building B)
 True Divided Lites
 Simulated Divided Lites (Building A)

Trim Material

Door Trim

- Limestone
 Brick
 Wood
 Other _____ N/A _____

Window Trim

- Limestone
 Brick
 Wood
 Other _____ N/A _____

Fascias, Soffits, Rakeboards

- Wood
 Other: Aluminum

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- Brick
- Stone
- Stucco
- Other _____

Chimney Pot Material

- None
- Clay
- Other _____

Foundation Material

- Brick
- Stone
- Stucco
- Poured Concrete

Roofing

Primary Roof Material

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Asphalt Shingles (Building A pitched roof)
- Flat roof material TBD (Buildings A & B)
- Synthetic Product _____
- Other _____

Flashing Material

- Copper
- Sheet Metal
- Aluminum

Skylights

- Proposed
- Existing
- None

Gutters and Downspouts

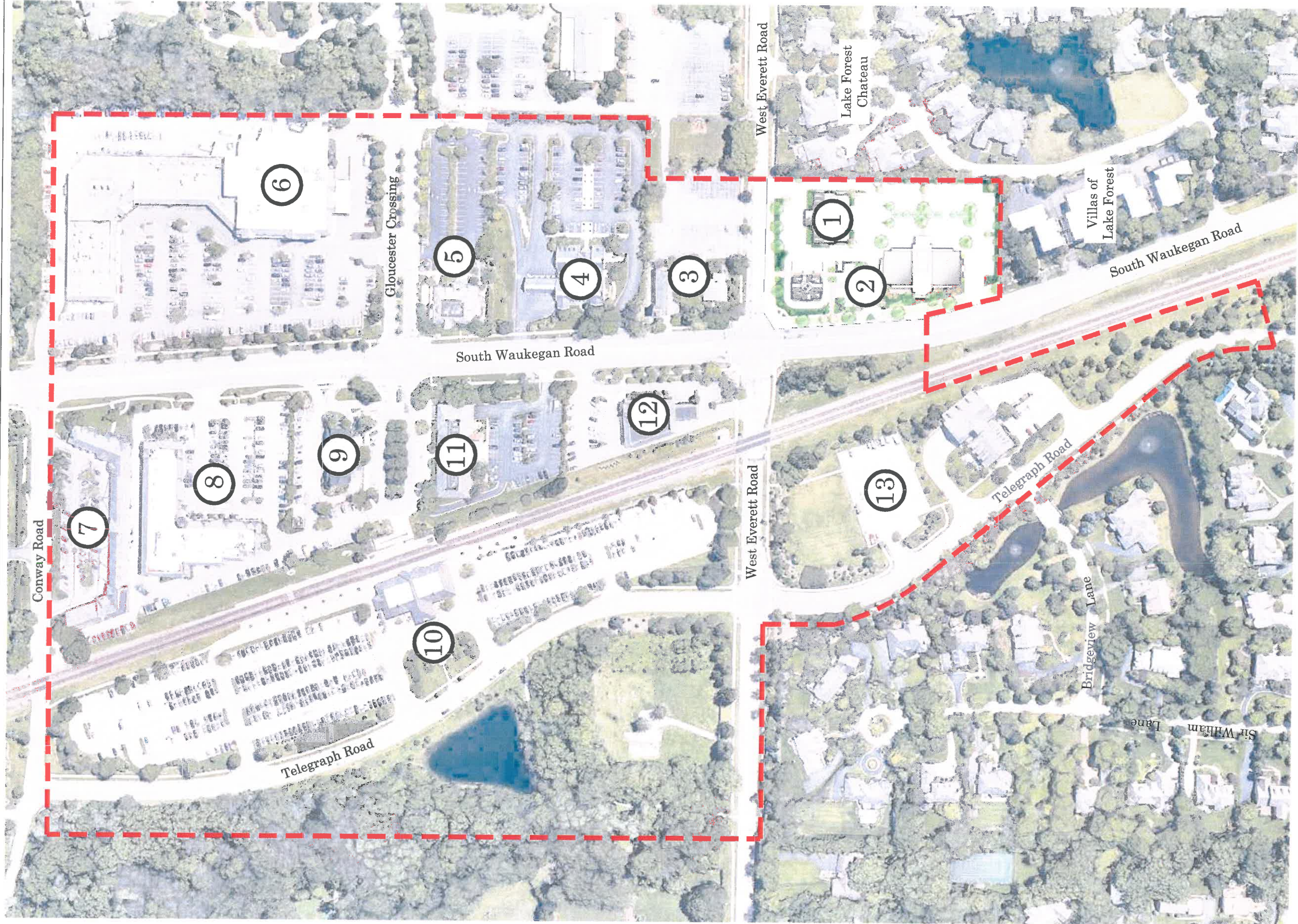
- Copper
- Aluminum (Building A only)
- Other _____

Driveway Material

- Asphalt
- Poured Concrete
- Brick Pavers
- Concrete Pavers
- Crushed Stone
- Other: Brick unit paver option pending IDOT and City of Lake Forest approval at the Waukegan Road drive aprons to match the existing brick apron approach at 10205 W. Everett Rd

Terraces and Patios

- Poured Concrete
- Other _____



- ① Lake Forest Acute Care / 1025 Everett Road
 - ② Proposed Medical/Retail
 - ③ St. Patrick's Church
 - ④ Lake Forest Bank/OB-GYN Associates of Lake Forest
 - ⑤ Northshore University Health System Medical Office
 - ⑥ Sunset Food Mart and Crossing Shopping Court
 - ⑦ Conway Court Plaza
 - ⑧ Forest Square
 - ⑨ Chase Bank
 - ⑩ Lake Forest Metra Station and Station Parking Lot B
 - ⑪ CIBC Bank
 - ⑫ Fifth Third Bank/Forward Focus Medical
 - ⑬ City of Lake Forest Fire Station and Public Parking Lot (64 Spaces)
- B-1 Neighborhood Business Zoning District

AERIAL CONTEXT

EVERETT AND WAUKEGAN ROAD

Lake Forest, IL

Iosue Investment, LLC

1025 Everett Road

Lake Forest, IL 60045

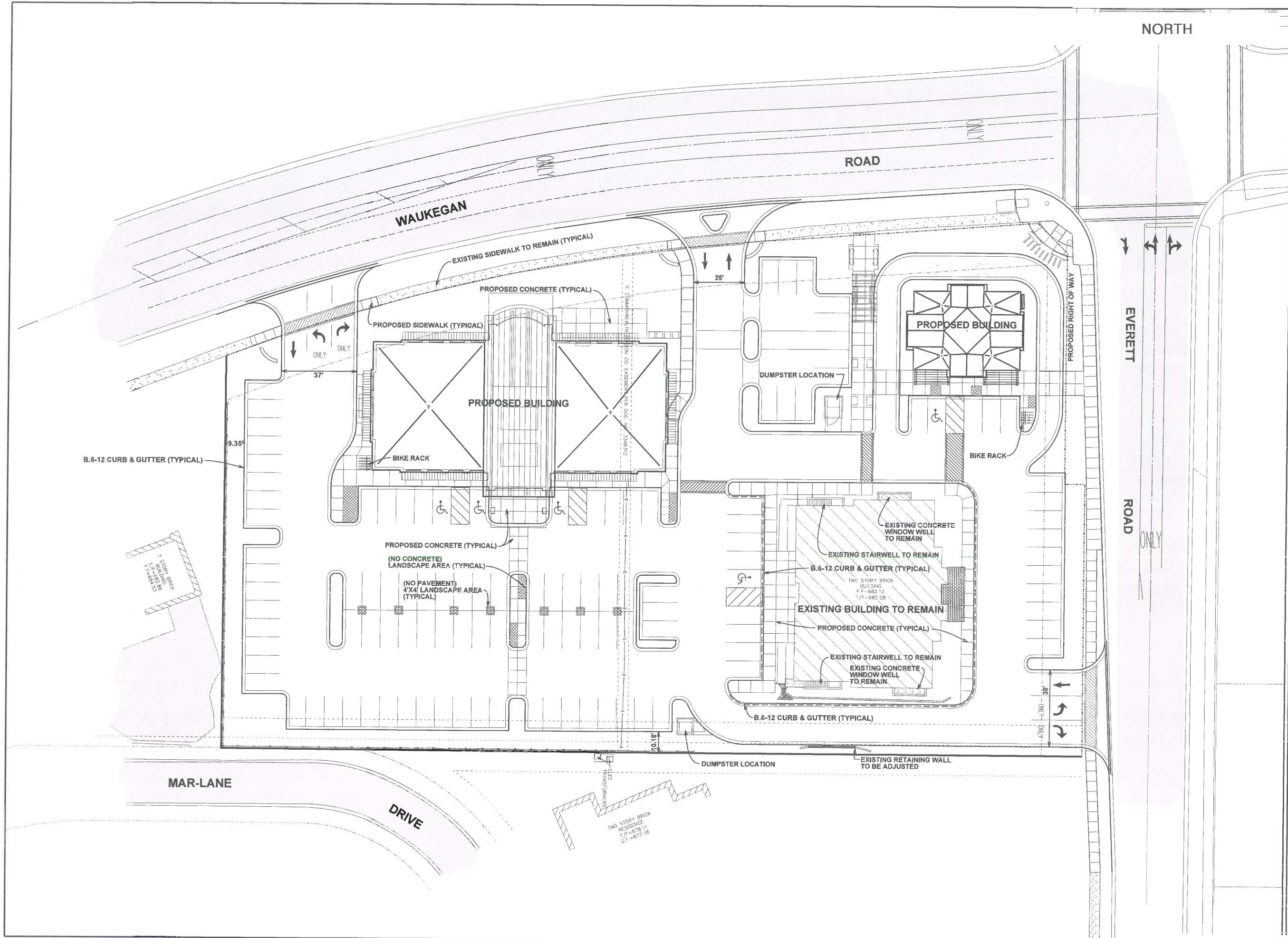
Jack Frigo

(847) 940 2200

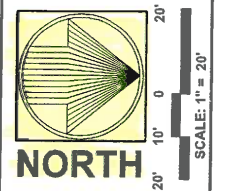
Jack@FrigoCompany.com



627 Grove Street, Evanston, Illinois 60001
 Tel 847.869.2015 Fax 847.869.2059



NORTH



EVERETT AND WAUKEGAN ROAD
LAKE FOREST, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1830 W. WINCHESTER ROAD - SUITE 205
LAKE FOREST, IL 60045
PHONE: (847) 387-2877
FAX: (847) 387-2857
E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 08/21/20

DATE BY	DESCRIPTION
12/17/20 JFC	OWNER REVISIONS

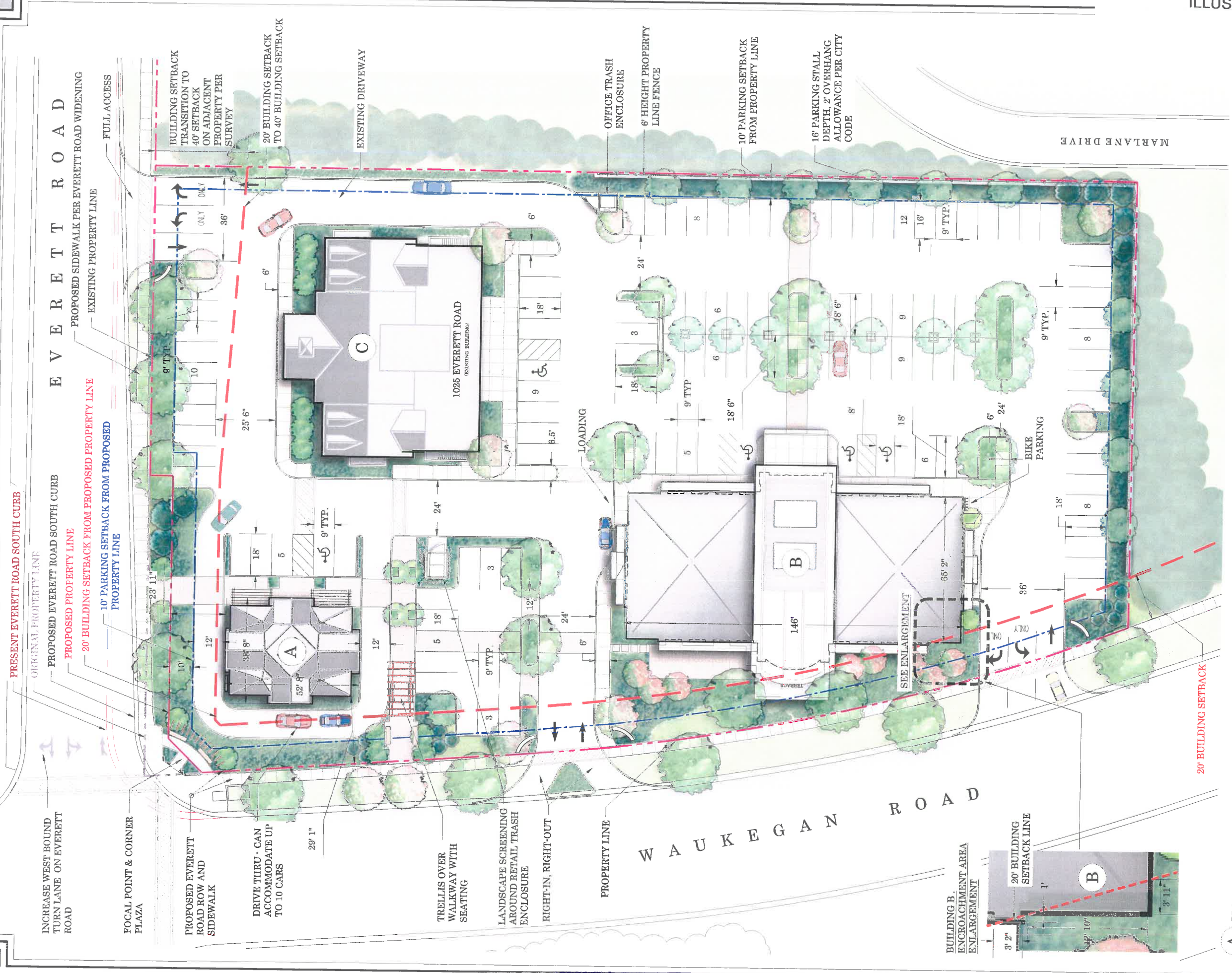
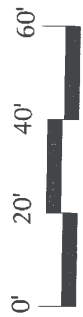
REVISIONS

SITE PLAN

SHEET NUMBER
3

JOB No. 1985

NORTH



A PROPOSED BUILDING - SINGLE STORY DRIVE-THROUGH COMMERCIAL USE: 2,200 SF.

B PROPOSED THREE STORY MEDICAL OFFICE BUILDING: 25,485 RSF

C EXISTING TWO STORY BUILDING: 12,317 RSF.

BUILDING A, B AND C TOTAL AREA: 40,002 SF.
PARKING RATIO 2.87 CARS/1,000 SF.

(115) SURFACE PARKING SPACES (5 ADA SPACES + 110 TYP. SPACES)
(4) ADA PARKING SPACES REQUIRED PER ADA STANDARDS. (5) PROVIDED.
A, B AND C TOTAL PARKING SPACES: 115 SPACES

PROPERTY AREA: 2.30 ACRES, ZONING B-1
IMPERVIOUS AREA: 1.903 ACRES (PREVIOUS IMPERVIOUS AREA 1.99 ACRES)

CONCEPTUAL SITE PLAN

EVERETT AND WAUKEGAN ROAD

Lake Forest, IL

December 29, 2020

Iosue Investment, LLC

1025 Everett Road

Lake Forest, IL 60045

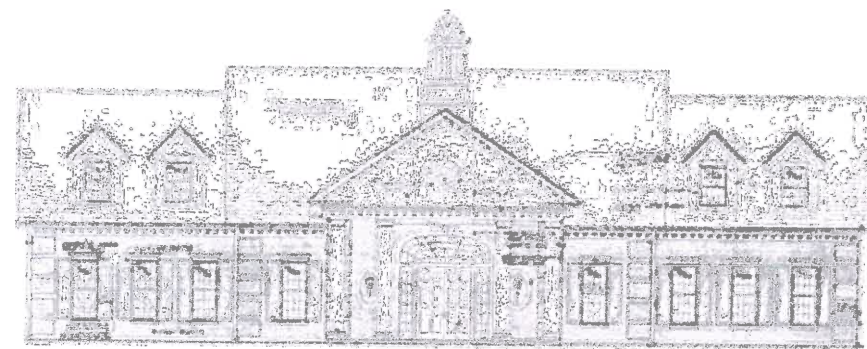
Jack Frigo

(847) 940 2200

Jack@FrigoCompany.com



A: Retail Building



C: 1025 West Everett

EXISTING BUILDING



B: Office Building

Campus Building Elevations



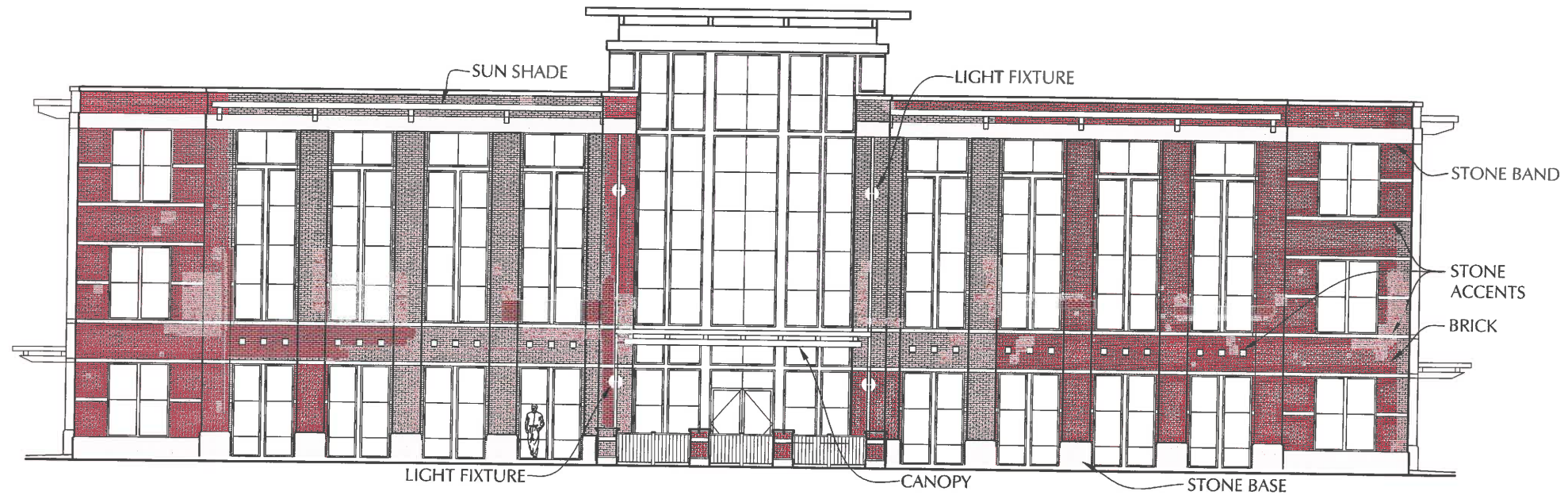
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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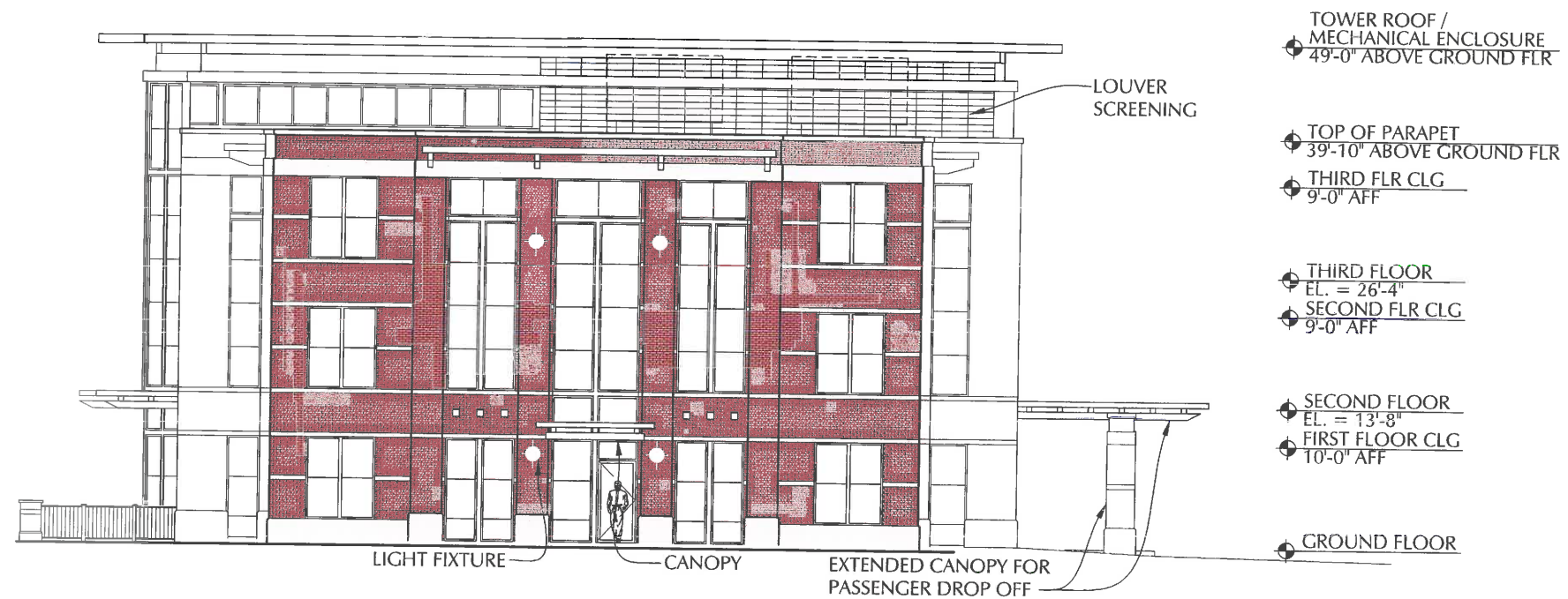
PROPERTY DEVELOPMENT FOR
IOSUE INVESTMENT, LLC
AT EVERETT AND WAUKEGAN ROAD
LAKE FOREST, IL

JOB NO.: 1918

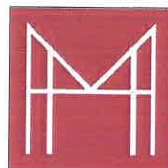
ISSUE DATE: DEC. 18, 2020



BUILDING B - SCHEMATIC WEST (WAUKEGAN ROAD) ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING B - SCHEMATIC SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



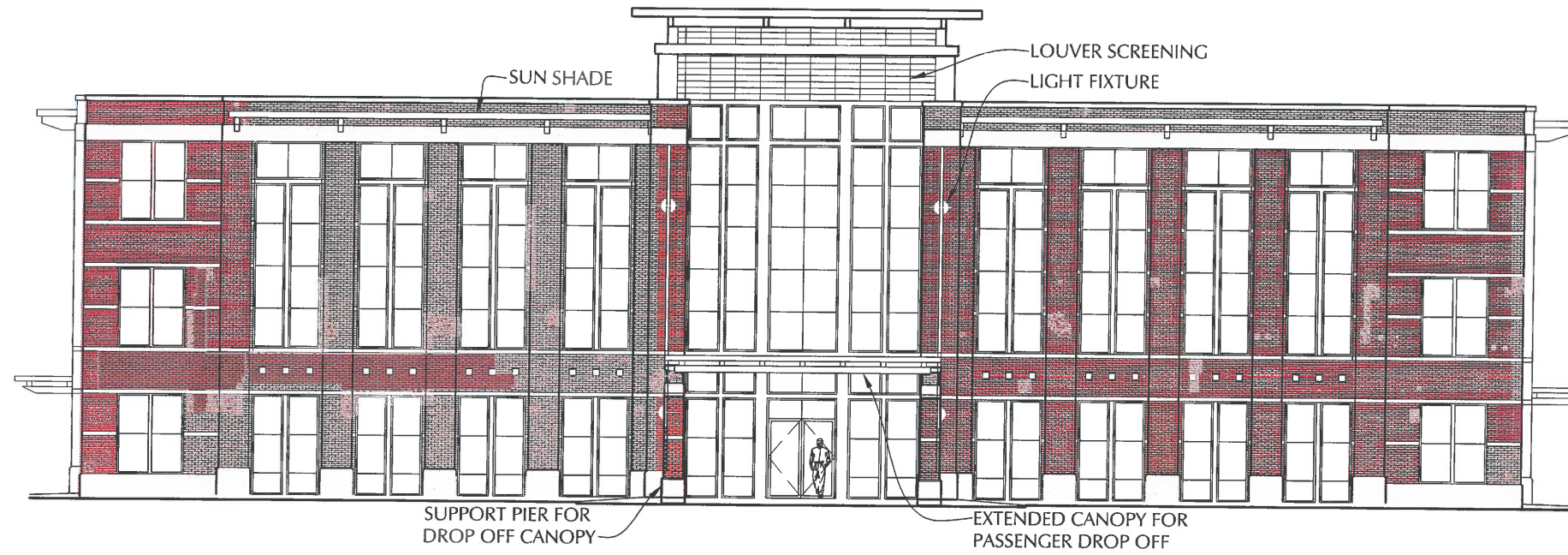
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

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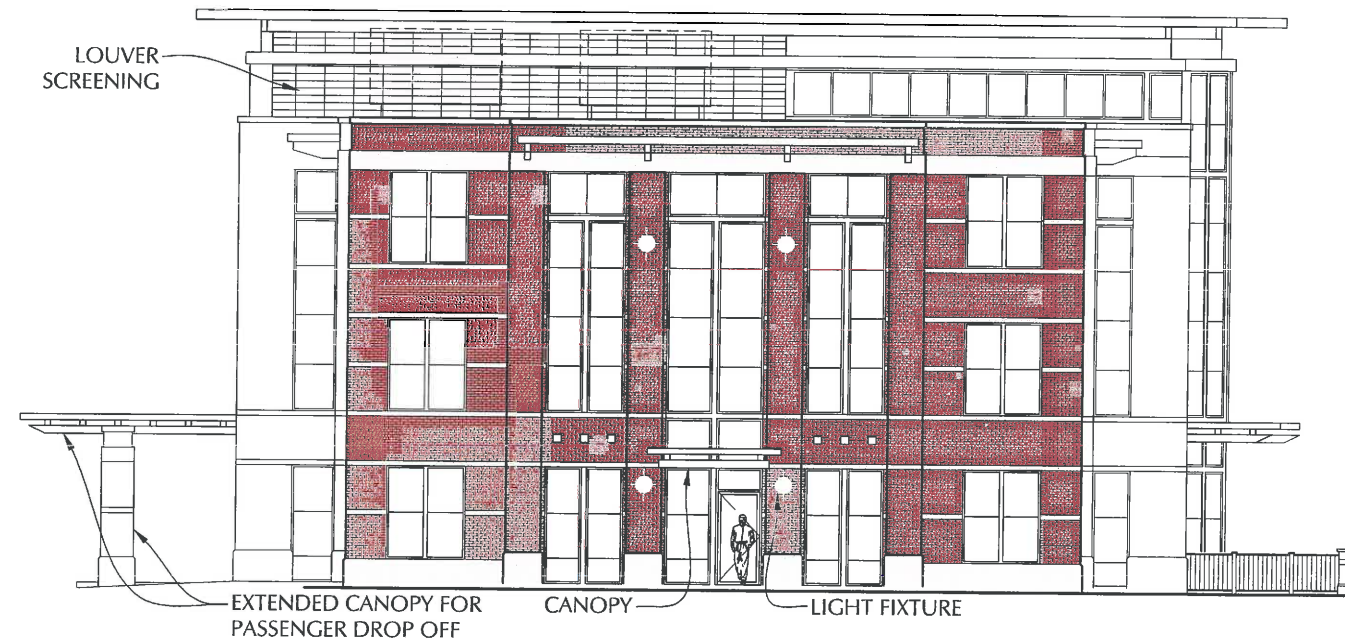
PROPERTY DEVELOPMENT FOR
IOSUE INVESTMENT, LLC
AT EVERETT AND WAUKEGAN ROAD
LAKE FOREST, IL

JOB NO.: 1918

ISSUE DATE: DEC. 28, 2020



BUILDING B - SCHEMATIC EAST ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING B - SCHEMATIC NORTH ELEVATION
SCALE: 1/16" = 1'-0"



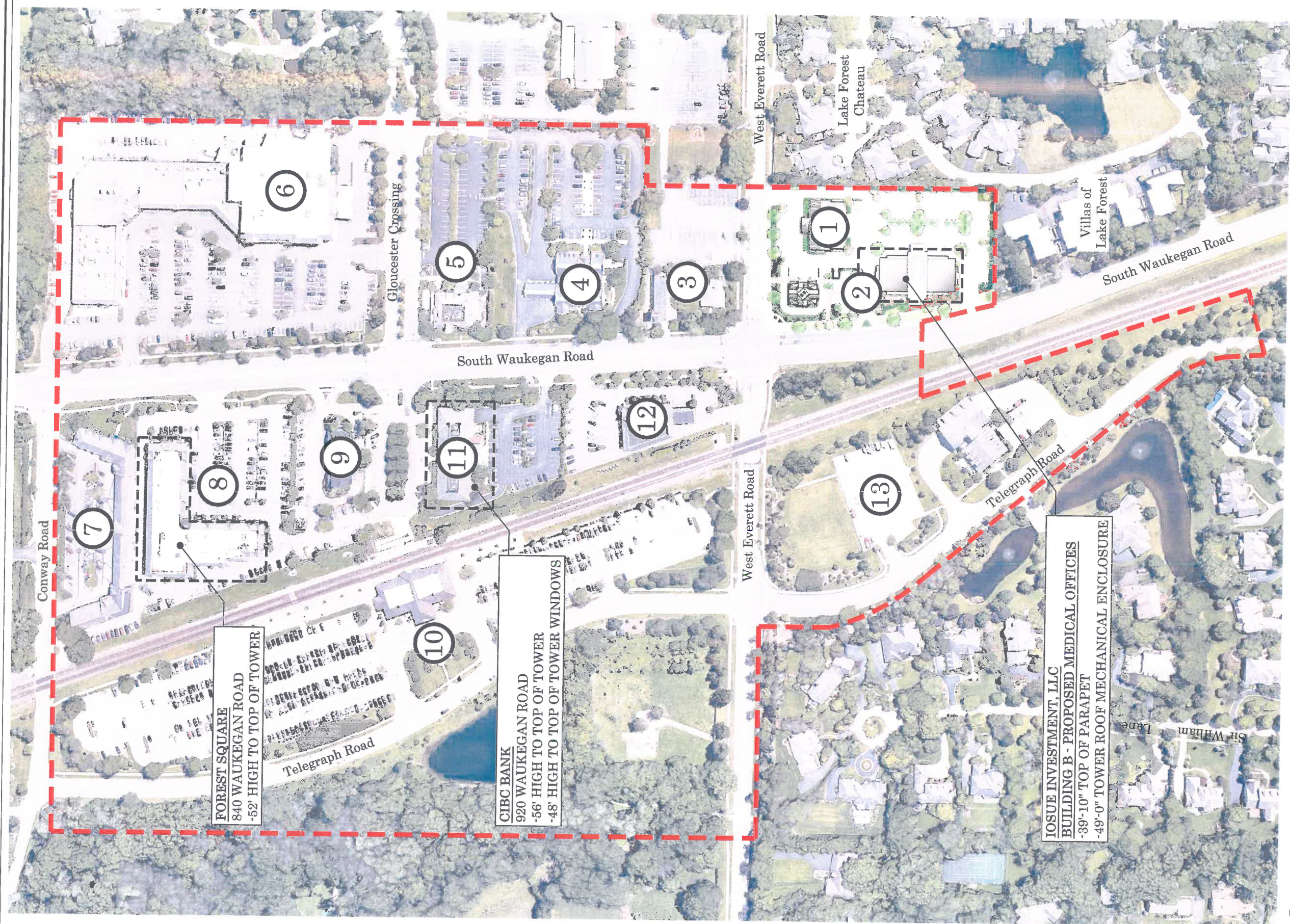
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THE PRACTICE OF FINE ARCHITECTURE

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PROPERTY DEVELOPMENT FOR
IOSUE INVESTMENT, LLC
AT EVERETT AND WAUKEGAN ROAD
LAKE FOREST, IL

JOB NO.: 1918

ISSUE DATE: DEC. 18, 2020



FOREST SQUARE
 840 WAUKEGAN ROAD
 -52' HIGH TO TOP OF TOWER

CIBC BANK
 920 WAUKEGAN ROAD
 -56' HIGH TO TOP OF TOWER
 -48' HIGH TO TOP OF TOWER WINDOWS

IOSUE INVESTMENT, LLC
BUILDING B - PROPOSED MEDICAL OFFICES
 -39'-10" TOP OF PARAPET
 -49'-0" TOWER ROOF MECHANICAL ENCLOSURE



- ① Lake Forest Acute Care / 1025 Everett Road
 - ② Proposed Medical/Retail
 - ③ St. Patrick's Church
 - ④ Lake Forest Bank/OB-GYN Associates of Lake Forest
 - ⑤ Northshore University Health System Medical Office
 - ⑥ Sunset Food Mart and Crossing Shopping Court
 - ⑦ Conway Court Plaza
 - ⑧ Forest Square
 - ⑨ Chase Bank
 - ⑩ Lake Forest Metra Station and Station Parking Lot B
 - ⑪ CIBC Bank
 - ⑫ Fifth Third Bank/Forward Focus Medical
 - ⑬ City of Lake Forest Fire Station and Public Parking Lot (64 Spaces)
- B-1 Neighborhood Business Zoning District

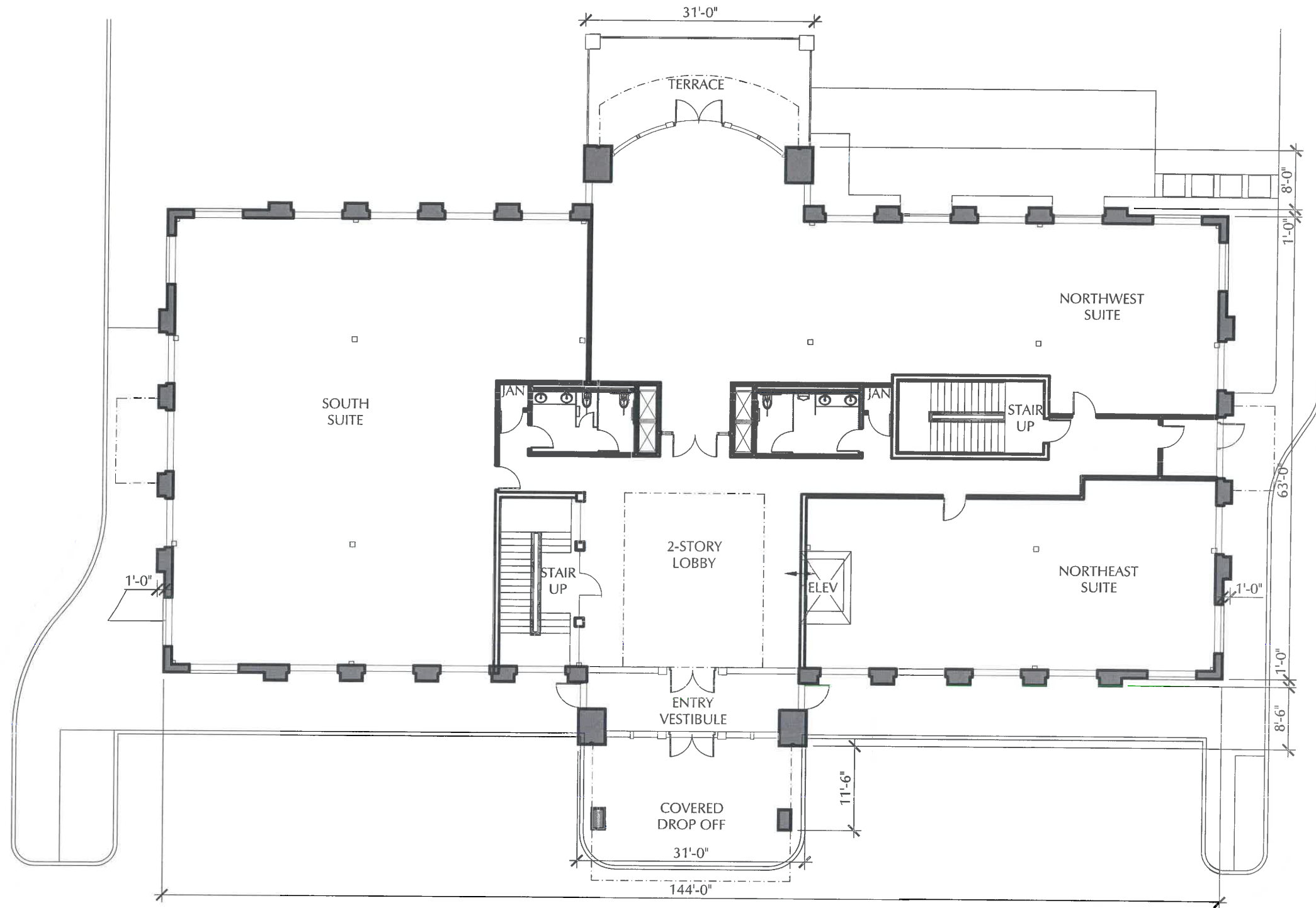
BUILDING HEIGHTS CONTEXT PLAN
EVERETT AND WAUKEGAN ROAD

Lake Forest, IL
 December 29, 2020

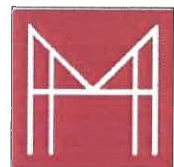
Iosue Investment, LLC
 1025 Everett Road
 Lake Forest, IL 60045

Jack Frigo
 (847) 940 2200
 Jack@FrigoCompany.com





 BUILDING B - SCHEMATIC GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



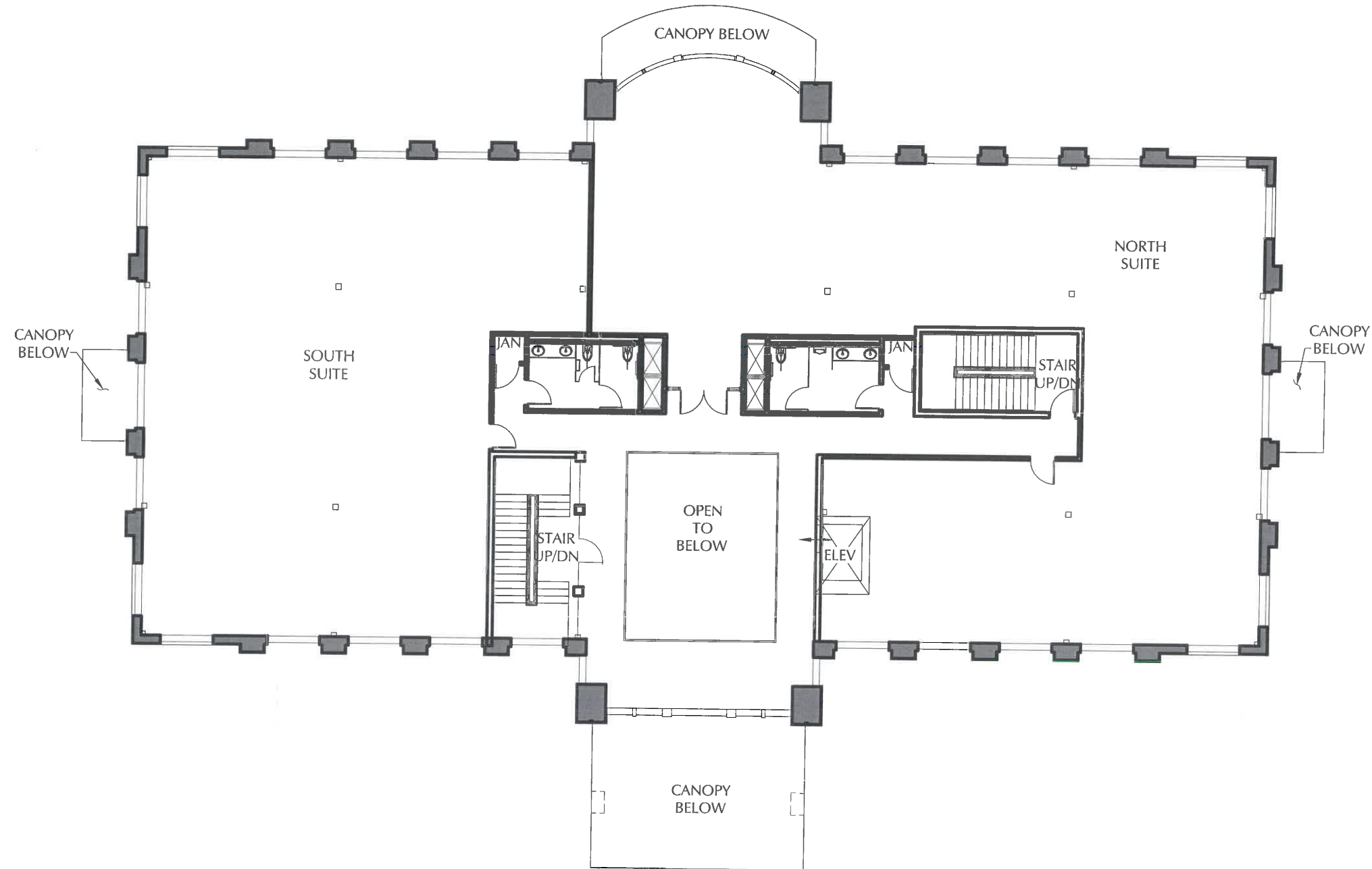
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BUILDING B - SCHEMATIC SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



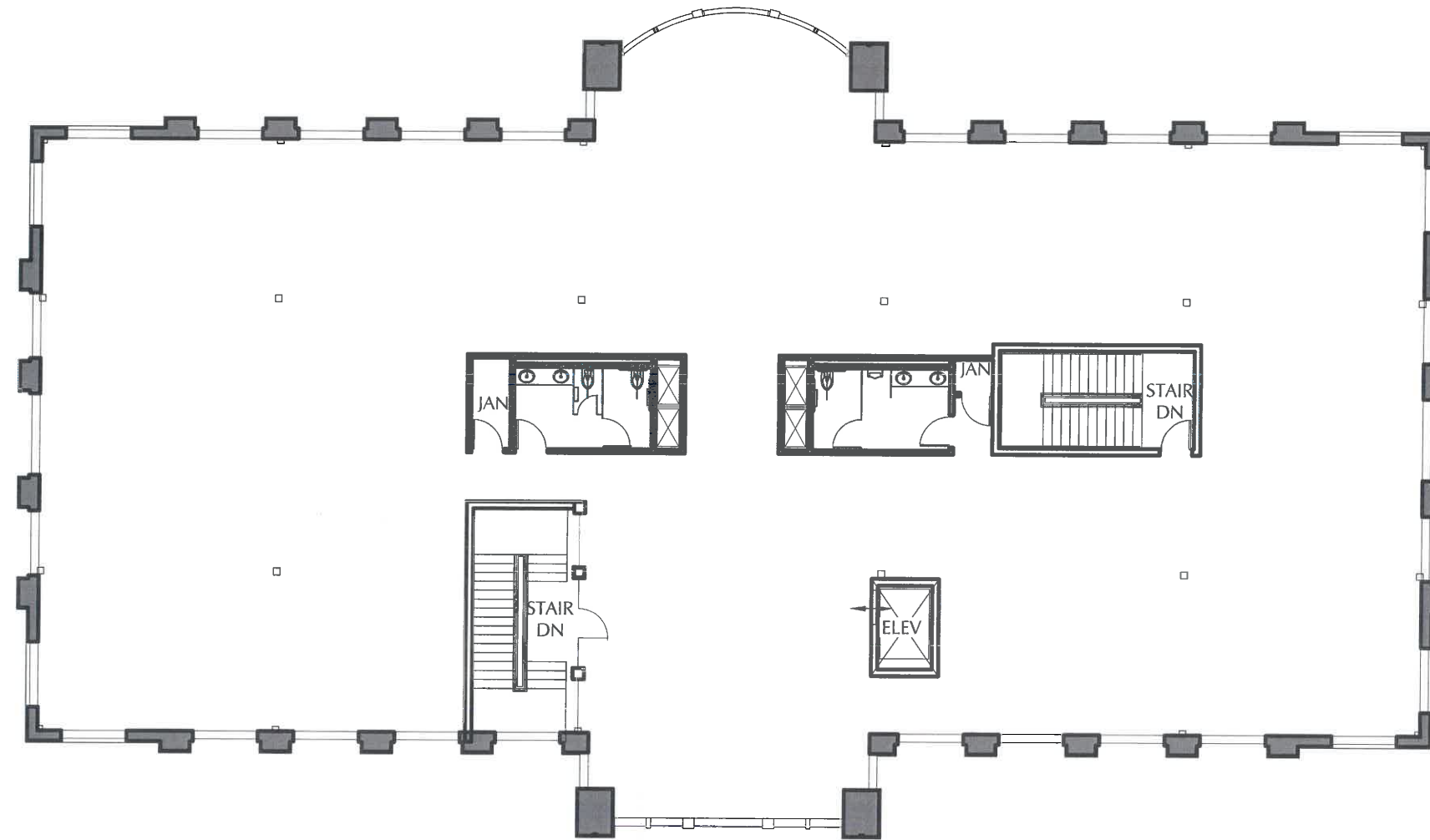
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BUILDING B - SCHEMATIC THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



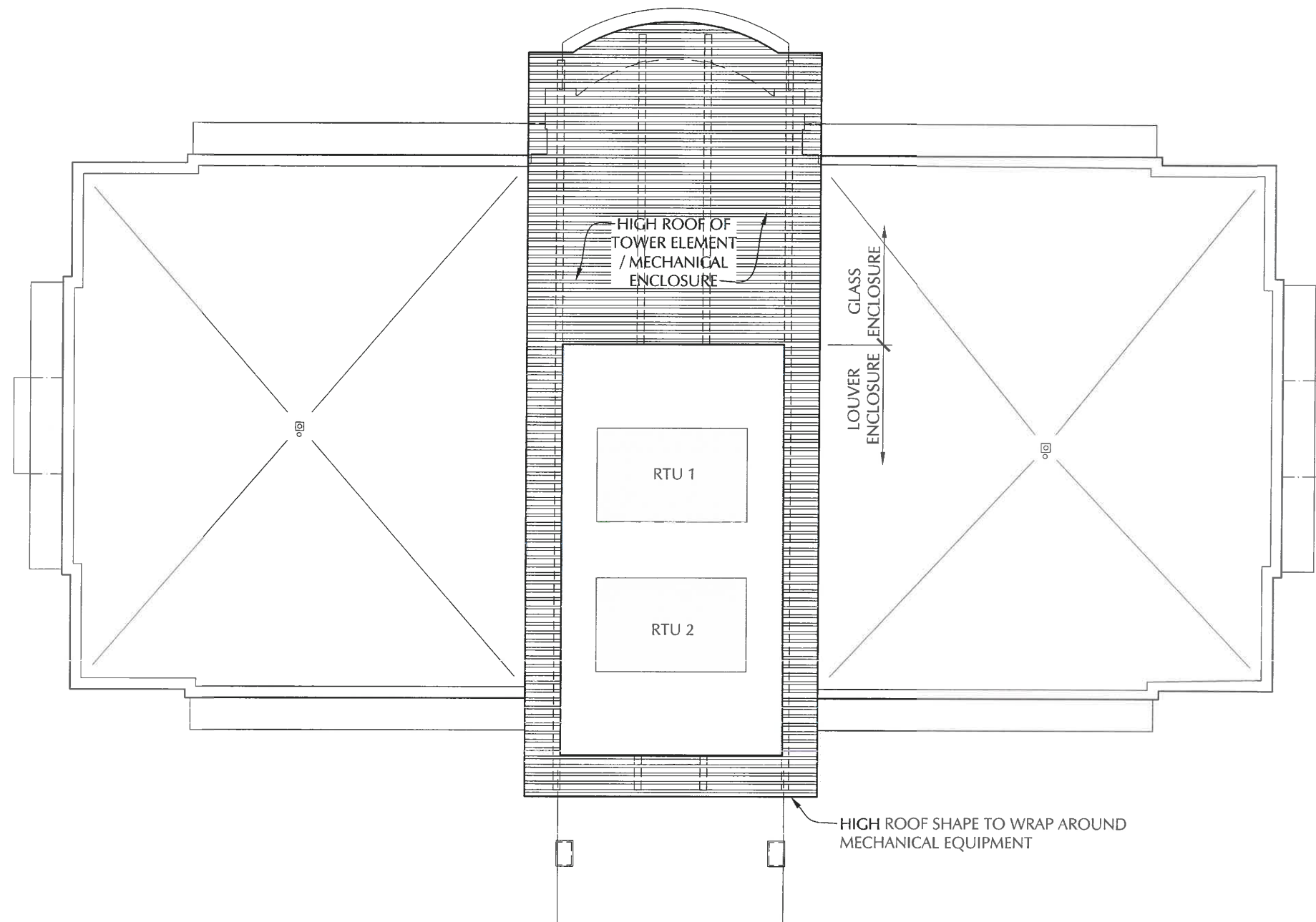
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 BUILDING B - SCHEMATIC ROOF PLAN
SCALE: 1/16" = 1'-0"



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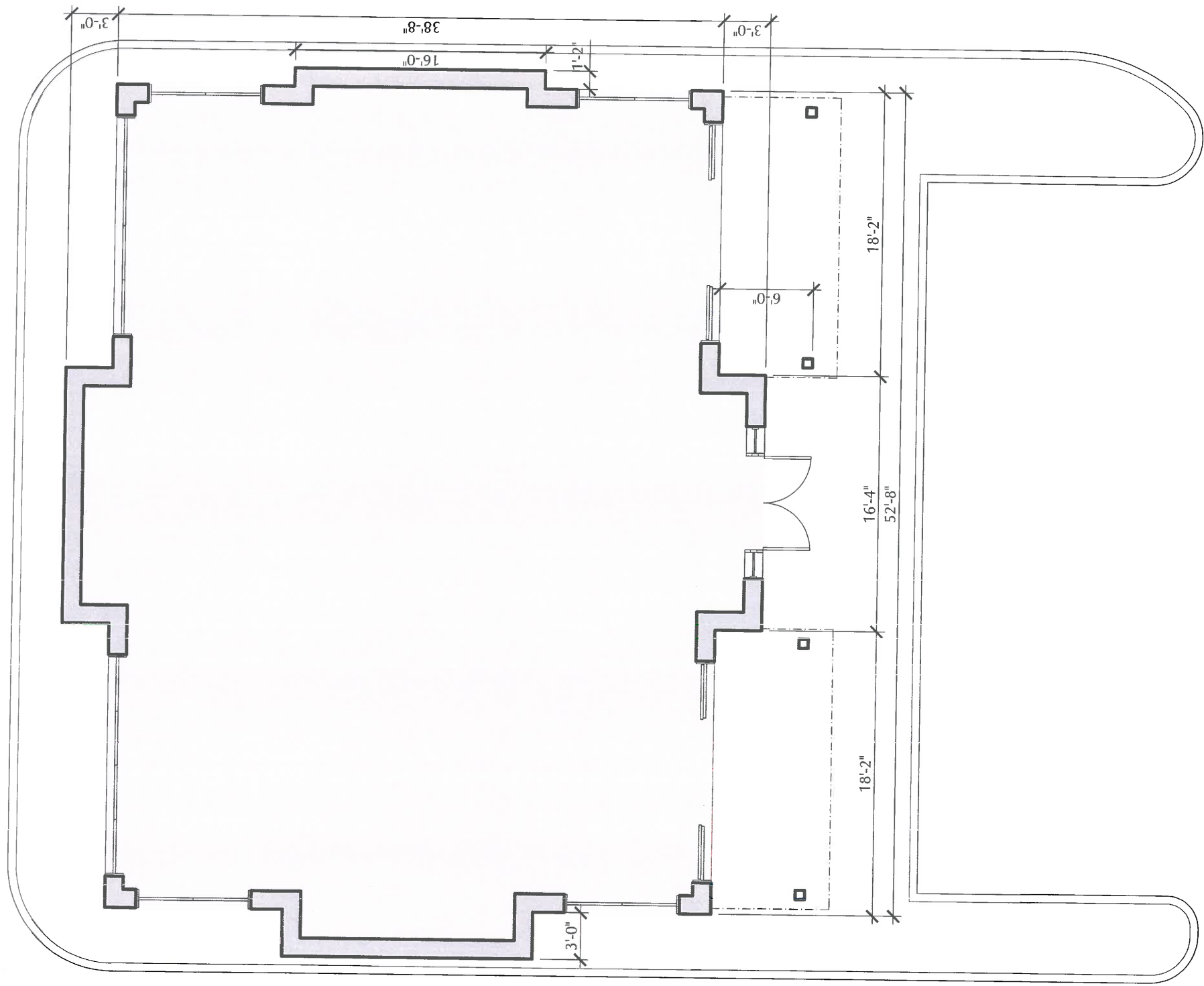
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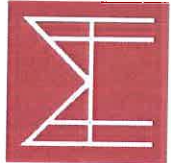
ISSUE DATE: DEC. 18, 2020



BUILDING A - SCHEMATIC EAST ELEVATION
Scale: 1/8" = 1'-0"



BUILDING A - SCHEMATIC PLAN
Scale: 1/8" = 1'-0"



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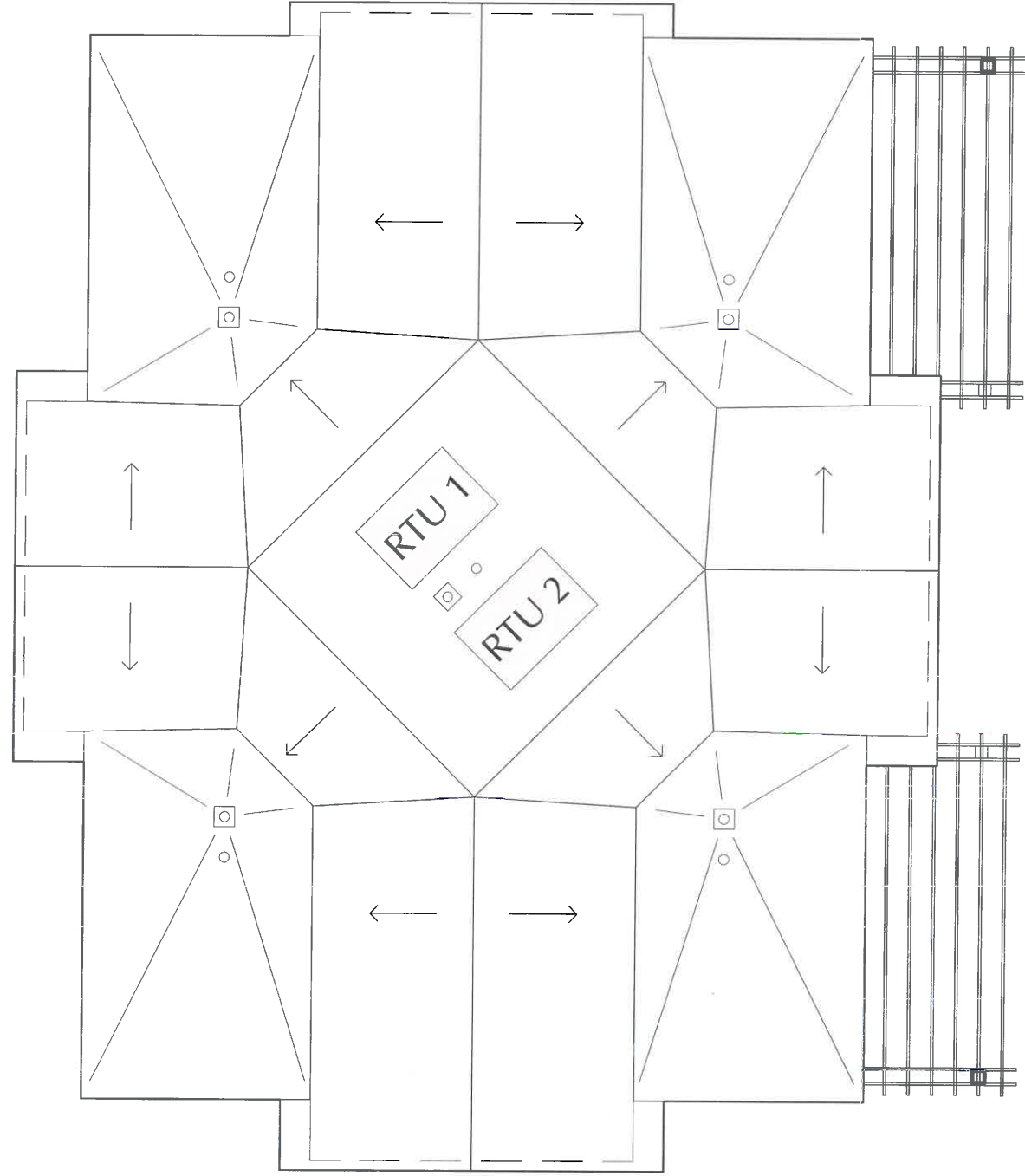
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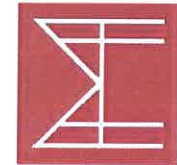
ISSUE DATE: DEC. 28, 2020



BUILDING A - SCHEMATIC NORTH ELEVATION
Scale: 1/8" = 1'-0"



BUILDING A - SCHEMATIC ROOF PLAN
Scale: 1/8" = 1'-0"



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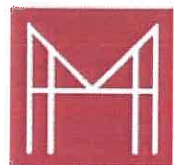
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ISSUE DATE: DEC. 28, 2020



BUILDING A - SCHEMATIC NORTHEAST PERSPECTIVE
Scale: 1/8" = 1'-0"



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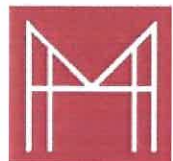
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BUILDING A - SCHEMATIC EAST PERSPECTIVE
Scale: 1/8" = 1'-0"



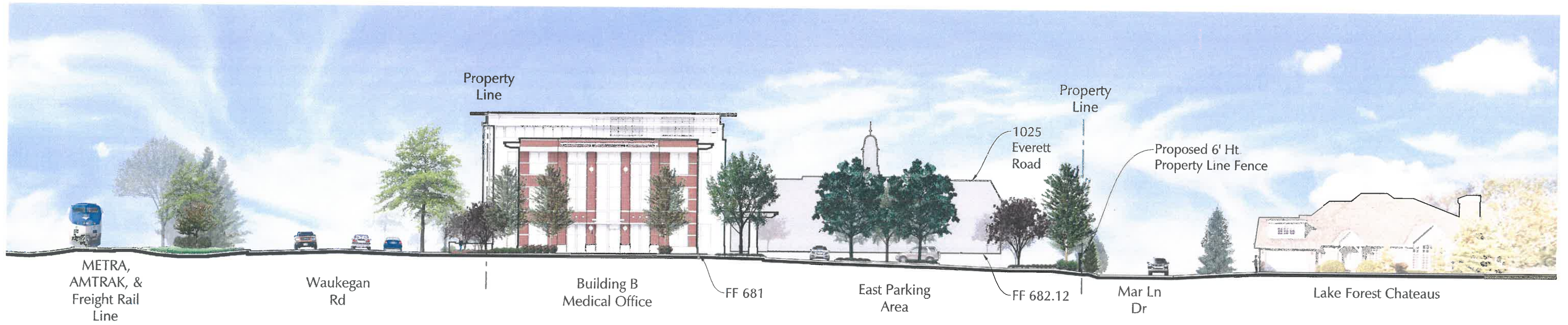
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SECTION VIEW LOOKING NORTH (TOWARDS EVERETT ROAD)



SECTION VIEW LOOKING WEST (TOWARDS WAUKEGAN ROAD)

SECTION GRAPHICS

EVERETT AND WAUKEGAN ROAD

Lake Forest, IL

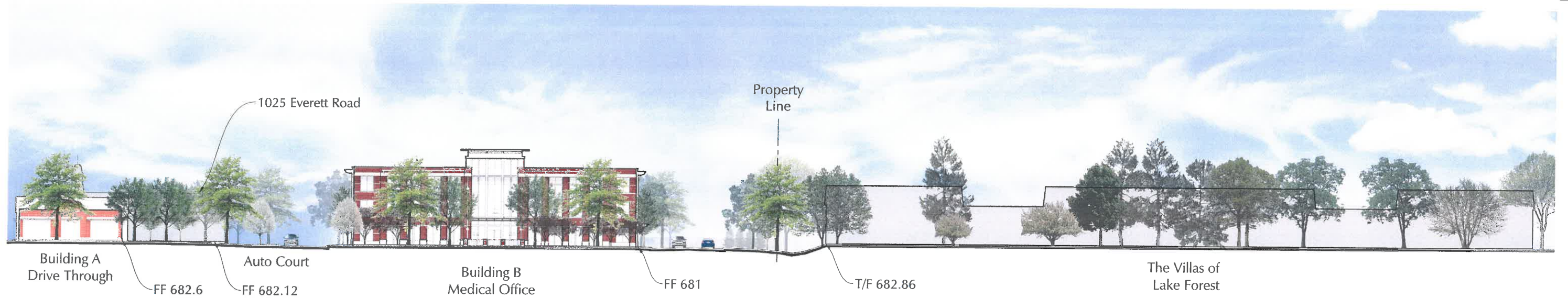
December 18, 2020

Iosue Investment, LLC
1025 Everett Road
Lake Forest, IL 60045

Jack Frigo
(847) 940 2200
Jack@FrigoCompany.com



627 Grove Street, Evanston, Illinois 60201
Tel 847.869.2015 Fax 847.869.2059



SECTION VIEW LOOKING EAST (TOWARDS MAR LANE)

SECTION GRAPHICS

EVERETT AND WAUKEGAN ROAD

Lake Forest, IL

December 18, 2020

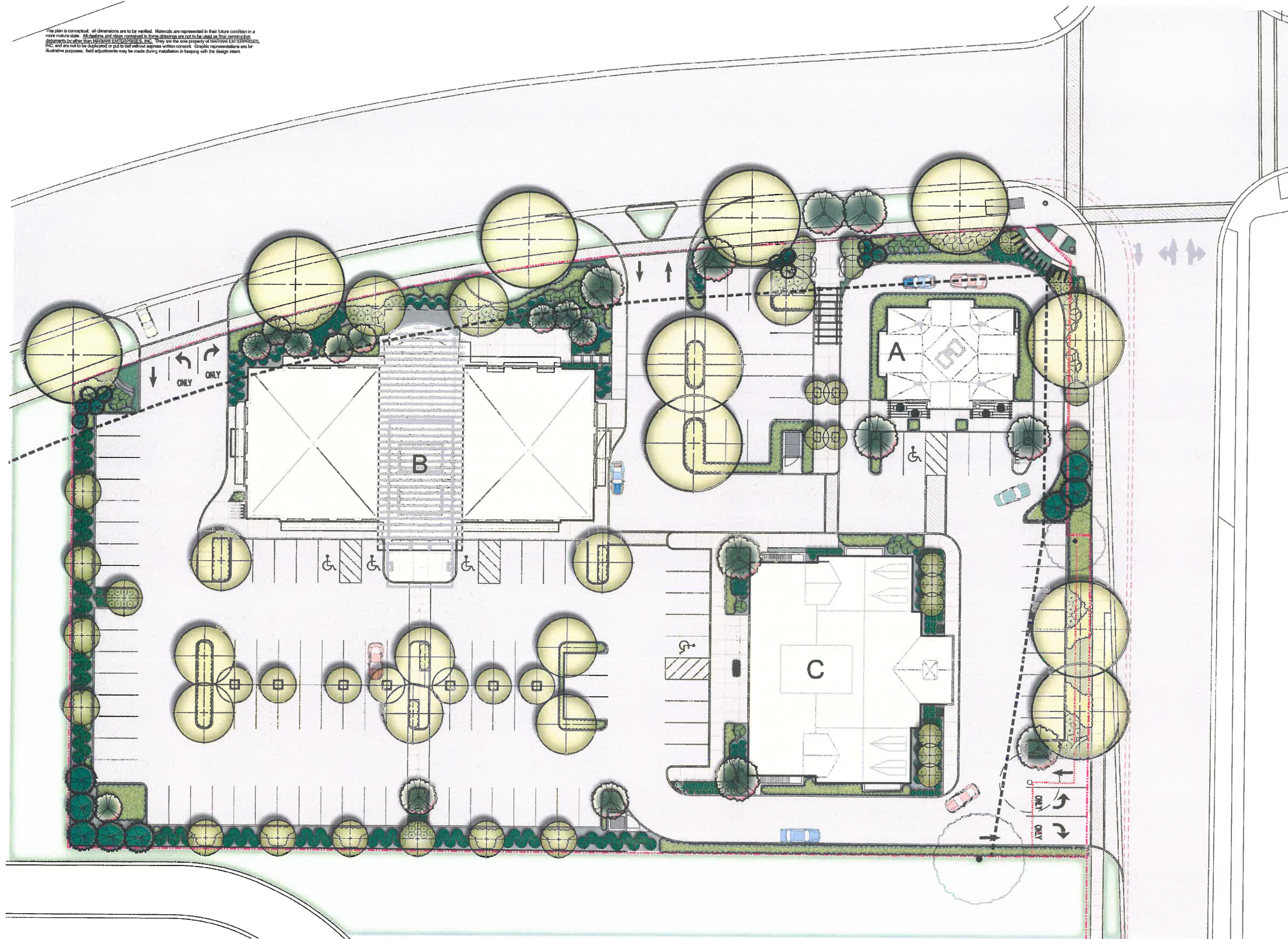
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1025 Everett Road
Lake Forest, IL 60045

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(847) 940 2200
Jack@FrigoCompany.com



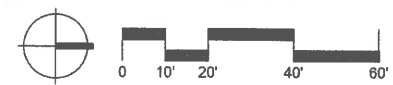


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Planting Legend:		
Quantity	Scientific Name	Common Name
57	3" Shade Trees	
	<i>Tilia americana</i> 'Redmond'	Redmond Linden
	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple
	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo
	<i>Gleditsia tricanthos</i>	Honey Locust
20	6" Ornamental Trees:	
	<i>Syringa reticulata</i>	Japanese Tree Lilac
	<i>Cretaegus phaenopyrum</i>	Washington Hawthorn
	<i>Malus</i> 'Prairifire'	Prairifire Crabapple
107	24" Large Shrubs	
	<i>Aronia arbutifolia</i> 'Brilliant Red'	Brilliant Red Chokeberry
	<i>Hydrangea paniculata</i> 'Quick Fire'	Quick Fire Panicle Hydrangea
	<i>Physocarpus opulifolius</i> 'Coppertina'	Coppertina Ninebark
	<i>Viburnum dentatum</i>	Arrowwood Viburnum
133	24" Medium Shrubs	
	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac
	<i>Spirea cinerea</i> 'Grefsheim'	Grefsheim Spirea
	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangea
	<i>Forsythia intermedia</i> 'Show Off'	Show Off Border Forsythia
	<i>Aronia</i> 'Iroquois Beauty Black'	Iroquois Beauty Black Chokeberry
187	18" Small Shrubs	
	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle
	<i>Deutzia</i> 'Yuki Snowflake'	Yuki Snowflake Deutzia
	<i>Contonester apiculatus</i>	Cranberry Contoneaster
	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac
	<i>Hypericum kalmianum</i>	St. John's Wort
19	8" Evergreen Trees	
	<i>Pinus strobus</i> 'Fastigiata'	Columnar White Pine
	<i>Juniperus chinensis</i> Iowa	Iowa Chinese Juniper
1795	1 Gallon Perennials 24" o.c.	
	<i>Sporobolus heterolepis</i>	Prairie Dropseed
	<i>Calamagrostis</i> 'Karl Forester'	Karl Forester Feather Reed Grass
	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass
	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass
	<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow
	<i>Echineacea purpurea</i>	Purple Coneflower
	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Allium
	<i>Rudbeckia hirta</i>	Black Eyed Susan
	<i>Amsonia hubrichtii</i>	Akansas Blue Star
	<i>Amsonia</i> 'Blue Ice'	Blue Ice Blue Star
	<i>Alchemilla mollis</i>	Lady's Mantle
	<i>Calamintha nepeta</i> 'Montrose White'	Montrose White Dwarf Calamint
	<i>Iris sibirica</i> 'Caesar's Brother'	Caesar's Brother Siberian Iris
	<i>Heuchera</i> 'Palace Purple'	Palace Purple Coral Bells
	<i>Eupatorium euphorbia</i> 'Ruby'	Ruby Joe-Pye Weed
<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Salvia	
<i>Monarda didyma</i> 'Marshall's Delight'	Marshall's Delight Bee Balm	
100 flats	<i>Vinca minor</i> 'Dart's Blue'	Dart's Blue Vinca

1 Concept Landscape Plan
SCALE: 1" = 20'-0"



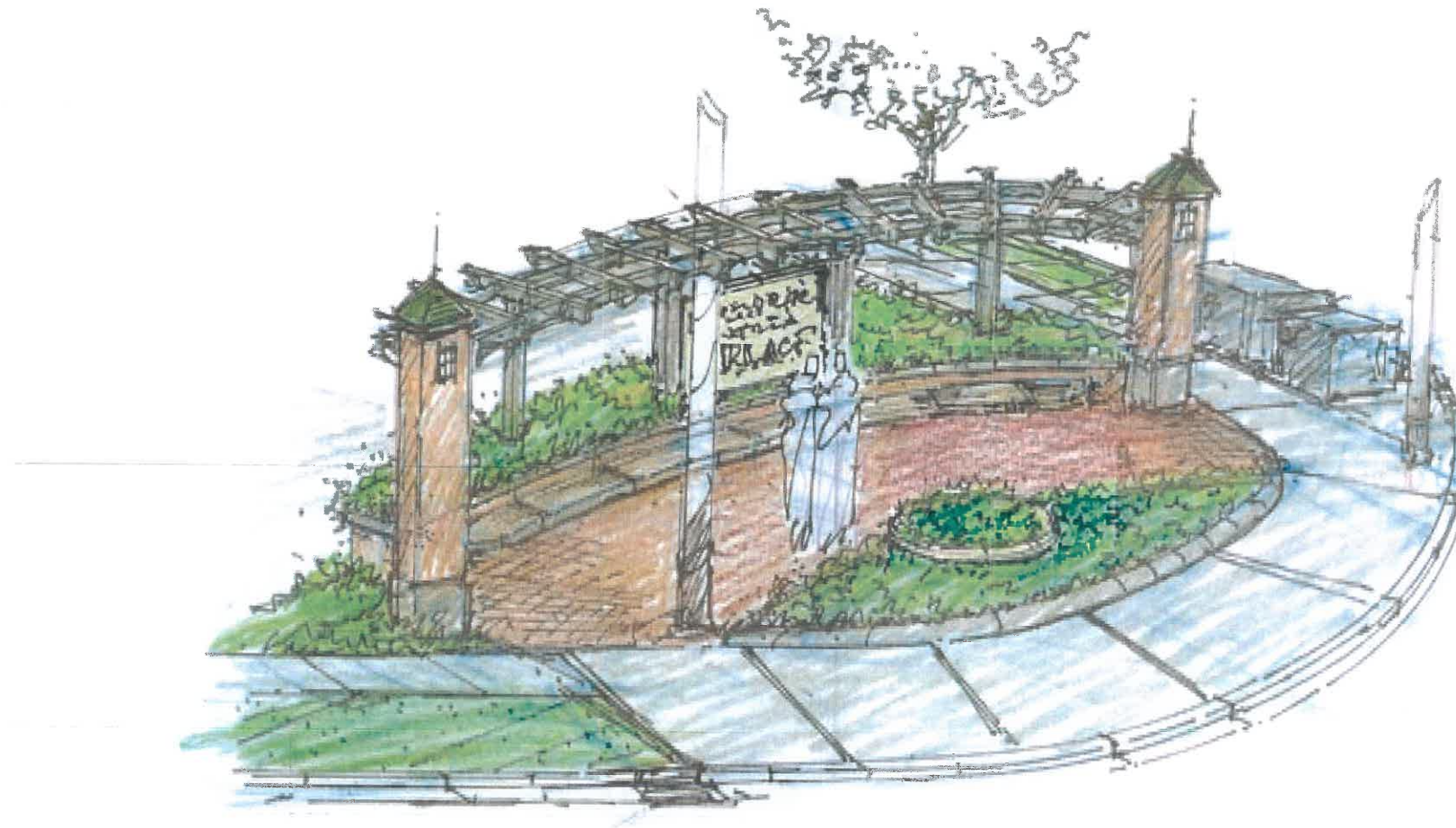
Everett and Waukegan Road

1045 Waukegan Road, Lake Forest, IL 60045

Project No: 20028
12/15/2020



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2 Focal Point at Corner Plaza - Alternate
SCALE: NTS

Everett & Waukegan Road

1045 Waukegan Road, Lake Forest

Project No: 20028
09/02/2020

300 Rockland Road | Lake Bluff, Illinois 60045
Phone: 847.234.2172 | Fax: 847.234.2754
www.marianilandscape.com

LIGHTING PLAN
NORTH



LIGHTING DESCRIPTION:

GENERAL NOTES:

All lighting provided will be energy efficient LED for long life and energy consumption, LED sources will be warm white 3000K color temperature to blend in with adjacent residential property.

Light poles have control options as outlined below. All light fixtures will be controlled via astronomical time-clock for scheduled on/off programming and will accommodate for change in season and timezone. Building mounted fixtures will be controlled by building control dimming system with time-clock. Site and landscape lighting fixtures will be controlled by time-clock centrally located on site, location to be determined.

Building and canopy mounted lighting on Building C is existing.

Light fixture locations and quantities are shown for concept only. Additional quantities may be required to meet light levels for coverage, safety, and security

■ **LIGHT POLES:** ■ Roadway (12' to 14') and ■ Pedestrian (10' to 12')

Features: House-side shields and optical control to reduce brightness and light spill onto neighboring property. All fixtures aimed down with no decorative glowing element.

Control Options:

- A: Astronomical timeclock and photocell
- B: Fixture integrated dimming and sensors reduce output when no motion is detected

■ **BOLLARDS:** 3' height

Features: Concealed light source. No decorative glowing element.

■ **TREE UPLIGHTING:**

Mounting Options:

- A: Inground - landscape and hardscape
- B: Above ground adjustable accent

Features: Hexcell louvers and snoot accessories to reduce visual brightness

■ **SIGN LIGHTING:**

Options:

- A: Integrated lighting by signage contractor
- B: Ground mounted front lighting from inground lights or above ground accent lights.

Features: Front lighting provided with hexcell louvers and snoots to reduce visual brightness

■ **UNDER BENCH LIGHTING:**

Features: Concealed continuous linear accent mounted under seat

■ **TRELLIS STRUCTURE:**

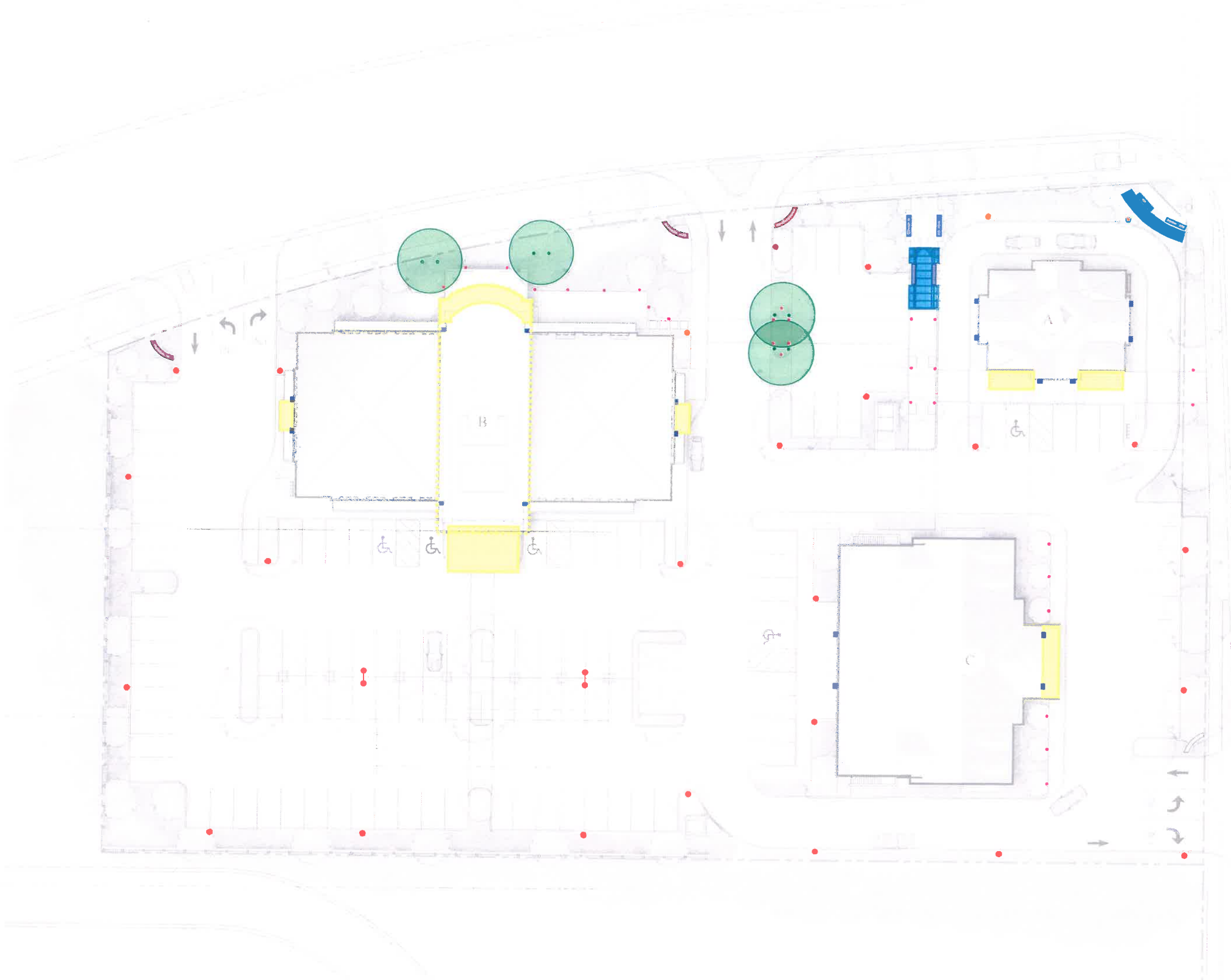
Features: TBD pending development of trellis design

■ **CANOPY LIGHTING:**

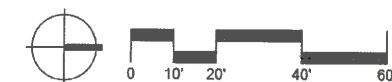
Features: Surface or Integrated downlights recessed into canopy at building entries and dining. Linear fixture at cornice to uplight rooftop canopy feature at Building B

■ **BUILDING MOUNTED LIGHTING:**

Features: Decorative and functional wall sconces provide light at entries and roadway/sidewalk circulation



1 Concept Site Lighting Plan
SCALE: 1" = 20'-0"



Everett and Waukegan Road

1045 Waukegan Road, Lake Forest

Project No: 20028
12/17/2020