

Agenda Item 3
Amberley Courtyard Homes
Additional Design Option

Staff Report
Vicinity Map

Materials Submitted by Petitioner

Application

Statement of Intent

Description of Exterior Materials

Brunswick Tudor – Approved Elevations

Currently Proposed North (Front) Elevation

Currently Proposed West Elevation

Currently Proposed South Elevation

Currently Proposed East Elevation

First Floor Plan

Roof Plan

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

Amberley Woods Courtyard Homes – Additional Design Option

Consideration of a request for a recommendation in support of an additional design option for the Amberley Woods Courtyard Homes development. The additional design option is currently proposed on the property at 1945 Amberley Court.

Property Owner: McNaughton Development (Paul R. McNaughton 100%)
Project Representative: John Barry, McNaughton Development

Staff Contact: Catherine Czerniak, Director of Community Development
Jen Baehr, Planner

Background Information

The Amberley Woods mixed use development received final approvals from the City Council on April 20, 2006. The 24 Courtyard Homes are part of the larger development, a 39 acre wooded site located at the western gateway to the City of Lake Forest, just east of the office buildings on Saunders Road and west of Conway Farms Drive. The development, as originally approved, includes a mix of permitted uses, single family residential, multi-family residential and commercial uses. Since approval in 2006, one of two condominium buildings and five of the 24 single family homes have been constructed, sold and occupied. The second condominium building, and three single family homes are currently under construction consistent with the previous approvals and permits are pending for additional homes.

As noted above, five of the courtyard homes are complete. Two are located at the easternmost end of the development and were constructed by the original developer consistent with the plans as originally approved by the Board in 2006. Three other homes were constructed in the development by another developer based on modified plans which were approved by the Board in 2013.

The current developer received approval for four model types for the single-family homes from the Board in June 2021. The model types are offered in three different architectural styles. The three homes currently under construction are consistent with the designs previously approved by the Board.

Summary of Request

This is a request for approval of modifications to one of the designs previously approved by the Board that will serve as an additional design option offered by the developer if approved by the Board. The Board recently approved similar refinements to some of the model designs. As the developer engages in conversations with potential buyers, the architectural details and in some cases, the building footprints and roof forms continue to evolve. In general, the refinements that are being proposed are improvements or “fixes” to the earlier plans.

Most recently, the developer submitted plans for a building permit for the property at 1945 Amberley Court. Staff identified differences from the plans approved by the Board and City Council. These changes were not called out on the plans as required by the conditions of approval which does place a burden on staff to carefully review all aspects of the plans for compliance with the prior approvals. Staff notified the developer that 1) Plans reflecting the areas of change from the approved plans must be submitted and 2) Building Review Board consideration of the proposed changes is required.

This petition requests approval of revisions to the Brunswick Tudor design previously approved by the Board. It is staff's understanding that these modifications are proposed to fit the needs of a specific buyer however, if these changes are approved, additional homes in the development could be constructed based on the approved plans. The proposed modifications include changes to the massing, building footprint, window proportions and architectural detailing. Staff recognizes that the changes are minor however the current plans differ from the approved plans in various ways.

The petitioner's statement of intent calls out *some* of the proposed changes, however, based on staff's review of the plans, there appears to be additional changes proposed that are not included in the petitioner's statement. Only the changes detailed in this staff report are under consideration. All other aspects of the design must be consistent with the previous approvals and any further proposed changes must be clearly called out on the plans as **required by the conditions of approval**.

Proposed Changes

A summary of the proposed changes as identified by staff is provided below. A staff recommendation is provided for each of the proposed changes. The elevations previously approved by the Board for the Brunswick Tudor design are included in the Board's packet for comparison purposes.

NOTE: The floorplan layout of the currently proposed design is reversed in comparison to the originally approved and as a result, the elevations are also reversed.

North (Front) Elevation

- A stone header was added above the front door.
 - Staff recommends approval of this change. The stone header enhances the design of the home.

West Elevation

- Stone headers were added above the windows on the first floor.
 - Staff recommends approval of this change. The stone headers enhance the design of the home.
- The stucco half-timber detailing above the double window on the projecting bay was modified.
 - Staff does **NOT** recommend approval of this change. The stucco half-timber detailing as now proposed above the double window appears awkward and unintentional.
- The proportions of the stucco half-timber detailing on the second-floor gable were modified.
 - Staff recommends approval of this change due to its minor impact on the overall design of the home.

- The proportions of the double-hung window on the second-floor gable were modified. The previously approved window in the gable end presented narrower proportions.
 - Staff recommends approval of this change due to its minor impact on the overall design of the home.

South Elevation

- Stone headers were added above the openings.
 - Staff recommends approval of this change. The stone headers enhance the design of the home.

East Elevation

- Stone headers were added above the windows on the first floor.
 - Staff recommends approval of this change. The stone headers enhance the design of the home.
- The projecting bay was reduced in size.
 - Staff recommends approval of this change due to its minor impact on the overall design of the home and the limited visibility of the projecting bay from the streetscape.
- The stucco half-timber detailing above the windows on the projecting bay was modified.
 - Staff does **NOT** recommend approval of this change. The stucco half-timber detailing as now proposed above the double window appears awkward and unintentional.
- The proportions of the stucco half-timber detailing on the second-floor gable were modified.
 - Staff recommends approval of this change due to its minor impact on the overall design of the home.
- The proportions of the double-hung window on the second-floor gable were modified. The previously approved window in the gable end presented narrower proportions.
 - Staff recommends approval of this change due to its minor impact on the overall design of the home.

NOTE: Cedar shingle roofs are required on all homes unless the outcome of the pending litigation initiated by the petitioner directs otherwise.

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. As of the date of this writing, no correspondence was received regarding this request.

Recommendation

Recommend approval of the majority of the modifications to the previously approved design for the Brunswick Tudor home consistent with the recommendations offered above. The recommendation is based on the findings presented in this staff report. Staff recommends approval as detailed above and subject to the following conditions of approval.

1. The revised plans shall be modified to reflect the stucco half-timber detailing as originally approved.

All conditions of the conditions of the original approval remain in effect.




S SAUNDERS RD

W. KENNEDY RD.

S CONWAY FARMS DR

W NORTH POND LN

225

-  Lots Under Construction
-  Permits Issued Ready for Construction
-  Current Petition



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1945 Amblerly Court

APPLICATION TYPE

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

PROPERTY OWNER INFORMATION

McNAUGHTON Development
Owner of Property

115220 Jackson St.
Owner's Street Address (may be different from project address)

Burr Ridge IL 60527
City, State and Zip Code

630-325-3400 630-325-3402
Phone Number Fax Number

JOHN.R@MCNAUGHTONDEVELOPMENT.COM
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

John Barry
Name and Title of Person Presenting Project

McNAUGHTON Development
Name of Firm

115220 Jackson St
Street Address

Burr Ridge IL 60527
City, State and Zip Code

630-325-3400 630-325-3402
Phone Number Fax Number

JOHN.R@MCNAUGHTONDEVELOPMENT.COM
Email Address

[Signature]
Representative's Signature (Architect/Builder)

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

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

I will pick up a copy of the staff report at
the Community Development Department

☐ OWNER ☐ REPRESENTATIVE



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

| | |
|-----------------------------------|------------------------------|
| Name <u>Paul McNaughton</u> | Name _____ |
| Address <u>115220 Jackson St.</u> | Address _____ |
| Ownership Percentage <u>100</u> % | Ownership Percentage _____ % |

| | |
|------------------------------|------------------------------|
| Name _____ | Name _____ |
| Address _____ | Address _____ |
| Ownership Percentage _____ % | Ownership Percentage _____ % |

| | |
|------------------------------|------------------------------|
| Name _____ | Name _____ |
| Address _____ | Address _____ |
| Ownership Percentage _____ % | Ownership Percentage _____ % |

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| Address _____ | Address _____ |
| Ownership Percentage _____ % | Ownership Percentage _____ % |

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| Name _____ | Name _____ |
| Address _____ | Address _____ |
| Ownership Percentage _____ % | Ownership Percentage _____ % |

Lake Forest Building Review Board
Property Narrative &
Request for a New Single-Family Residence
1945 Amberley Court
Lake Forest, Illinois 60045

McNaughton Development LLC and Daniel Lusus Architects, PC are returning to the Building Review Board requesting approval for modifications to the previously approved single family home design for the proposed home at 194 5 Amberley Court, Lake Forest in the Amberley Woods Subdivision.

Architectural Review Process

The Building Review Board in June 2021 recommended to the City Council the approval of twelve different elevations for new homes to be constructed on the remaining nineteen lots along Amberley Court within the Amberley Woods subdivision. Since that time, we have started construction on two model homes and a speculative home. In addition, we have made applications for four additional new homes. In the case of the home at 1945 Amberley, a client has requested changes to the master bathroom and closet area which has resulted in a deviation from the June 2021 elevations for the Brunswick Tudor ranch style home. City Staff has requested that we make this application for approval of the change in light of their inability to approve it administratively.

Architectural Modification

The client for the proposed home has requested the following modifications from the approved plans...

- The left side bay and gable that is shared by the master bathroom and the laundry room will require two single windows in lieu of the single double window as depicted in the approved plans from June 2021
- Added stone headers over first floor windows in masonry areas
- The stucco detail in the upper gable on the right elevation changed with final architectural design

Request Summary

We feel that these minor modifications to the June 2021 plans in no way diminish the character of those plans. The home as proposed would be constructed within the spirit of the approvals. The changes do not noticeably affect the home's overall footprints, massing or overall roof pitch. The changes are undetachable from the street view. In fact, the changes to the side will be blocked by the proximity of the existing home and the wooded nature of the rear yards and common open space area.



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

Facade Material

- ☐ Stone
☒ Brick
☐ Wood Clapboard Siding
☒ Stucco

Color of Material TBD

- ☐ Wood Shingle
☐ Aluminum Siding
☐ Vinyl Siding
☐ Synthetic Stucco

☒ Other HARDIE PREFINISH

Window Treatment

Primary Window Type

- ☒ Double Hung
☐ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☐ Aluminum Clad
☐ Vinyl Clad

☒ Other FIBERGLASS

Color of Finish TBD

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

- ☒ Interior and Exterior muntin bars
☐ Interior muntin bars only
☐ Exterior muntin bars only
☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☒ Limestone
☒ Brick
☐ Wood
☐ Synthetic Material
☒ Other HARDIE PREFINISH

Window Trim

- ☒ Limestone
☒ Brick
☐ Wood
☒ Synthetic Material Stucco
☒ Other HARDIE PREFINISH

Fascias, Soffits, Rakeboards

- ☐ Wood
☒ Other HARDIE PREFINISH
☐ Synthetic Material _____

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

Chimney Material

- ☒ Brick
☐ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

- ☐ Wood Shingles
☐ Wood Shakes
☐ Slate
☐ Clay Tile
☐ Composition Shingles _____
☐ Sheet Metal _____
☒ Other ARCHITECTURAL DIMENSIONAL ASPHALT

Flashing Material

- ☐ Copper
☐ Sheet Metal _____
☐ Other _____

Color of Material TBD

Gutters and Downspouts

- ☐ Copper
☒ Aluminum
☐ Other _____

RESOLUTION IN THE DISPUTE
BETWEEN USING ASPHALT
SHINGLES + THE BRB APPROVED
CEDAR SHINGLES

Driveway Material

- ☒ Asphalt
☐ Poured Concrete
☐ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other _____

Terraces and Patios

- ☐ Bluestone
☒ Brick Pavers
☐ Concrete Pavers
☐ Poured Concrete
☐ Other _____

BRUNSWICK TUDOR - APPROVED ELEVATIONS



TOP/ RIDGE
27'-0" ABOVE FINISHED
FLOOR

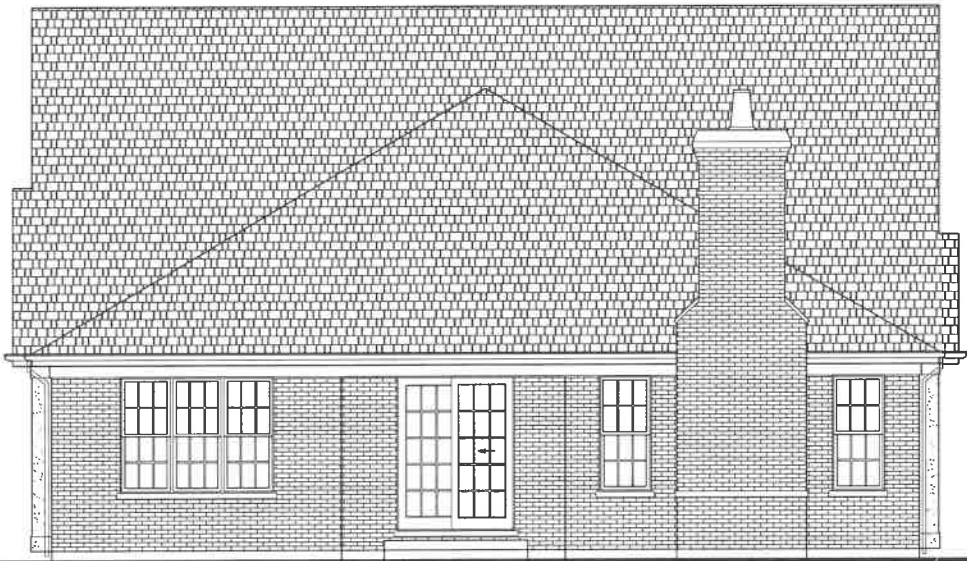
BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES WITH CONTINUOUS RIDGE VENTS
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- HARDIE BOARD FASCIA & SOFFIT W/ FACTORY FINISH
- 3/4" TRADITIONAL STUCCO W/ STUCCO TRIM BOARDS
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

AMBERLEY COURT - LAKE FOREST
BRUNSWICK - TUDOR

McNAUGHTON
DEVELOPMENT

115220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
01820

MAY 18, 2021

PROPOSED NORTH (FRONT) ELEVATION
CHANGES HIGHLIGHTED



1 FRONT
SCALE: 1/8" = 1'-0"

DANIEL LESUS ARCHITECTS, P.C.
DESIGN + PLANNING + CONSULTING
1033 Holly Circle
Lake Zurich, IL 60047
P: 847.550.0972
F: 847.550.1075
dlesusarchitects.com

NEW RESIDENCE
1945 AMBERLY CT. (LOT 15)
LAKE FOREST, ILLINOIS 60045

DATE: JUNE 10, 2022
PERMIT: JULY 11, 2022
REVISION: AUG. 10, 2022
REVISION:
PROJECT NO. 22848

SHEET:
2.0
FRONT

PROPOSED WEST ELEVATION
CHANGES HIGHLIGHTED



1 **RIGHT**
SCALE: 1/8" = 1'-0"

DANIEL LESUS ARCHITECTS, P.C.

DESIGN-PLANNING-CONSULTING

1033 Holly Circle

Lake Zurich, IL 60047

P: 847.550.0972

F: 847.550.1075

dlarchitectspc.com

NEW RESIDENCE
1945 AMBERLY CT. (LOT 15)
LAKE FOREST, ILLINOIS 60045

DATE: JUNE 10, 2022
PERMIT: JULY 11, 2022
REVISION: AUG. 10, 2022
REVISION:
PROJECT NO. 22848

SHEET:
2.1
RIGHT

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DANIEL LESUS ARCHITECTS, P.C.

PROPOSED SOUTH ELEVATION
CHANGES HIGHLIGHTED



1 REAR
SCALE: 1/8" = 1'-0"

DANIEL LESUS ARCHITECTS, P.C.
DESIGN+PLANNING+CONSULTING
1033 Holly Circle
Lake Zurich, IL 60047
P: 847.550.0972
F: 847.550.1075
dlarchitects@pc.com

NEW RESIDENCE
1945 AMBERLY CT. (LOT 15)
LAKE FOREST, ILLINOIS 60045

| | |
|-------------|---------------|
| DATE: | JUNE 10, 2022 |
| PERMIT: | JULY 11, 2022 |
| REVISION: | AUG. 10, 2022 |
| REVISION: | |
| PROJECT NO. | 22.848 |



SHEET:
2.2
REAR

PROPOSED EAST ELEVATION
CHANGES HIGHLIGHTED



1 **LEFT**
SCALE: 1/8" = 1'-0"

DANIEL LESUS ARCHITECTS, P.C.
DESIGN • PLANNING • CONSULTING
1033 Holly Circle
Lake Zurich, IL 60047
P: 847.550.0972
F: 847.550.1075
dlesusarchitects.com

NEW RESIDENCE
1945 AMBERLY CT. (LOT 15)
LAKE FOREST, ILLINOIS 60045

| | |
|-------------|---------------|
| DATE: | JUNE 10, 2022 |
| PERMIT: | JULY 11, 2022 |
| REVISION: | AUG. 10, 2022 |
| REVISION: | |
| PROJECT NO. | 22848 |

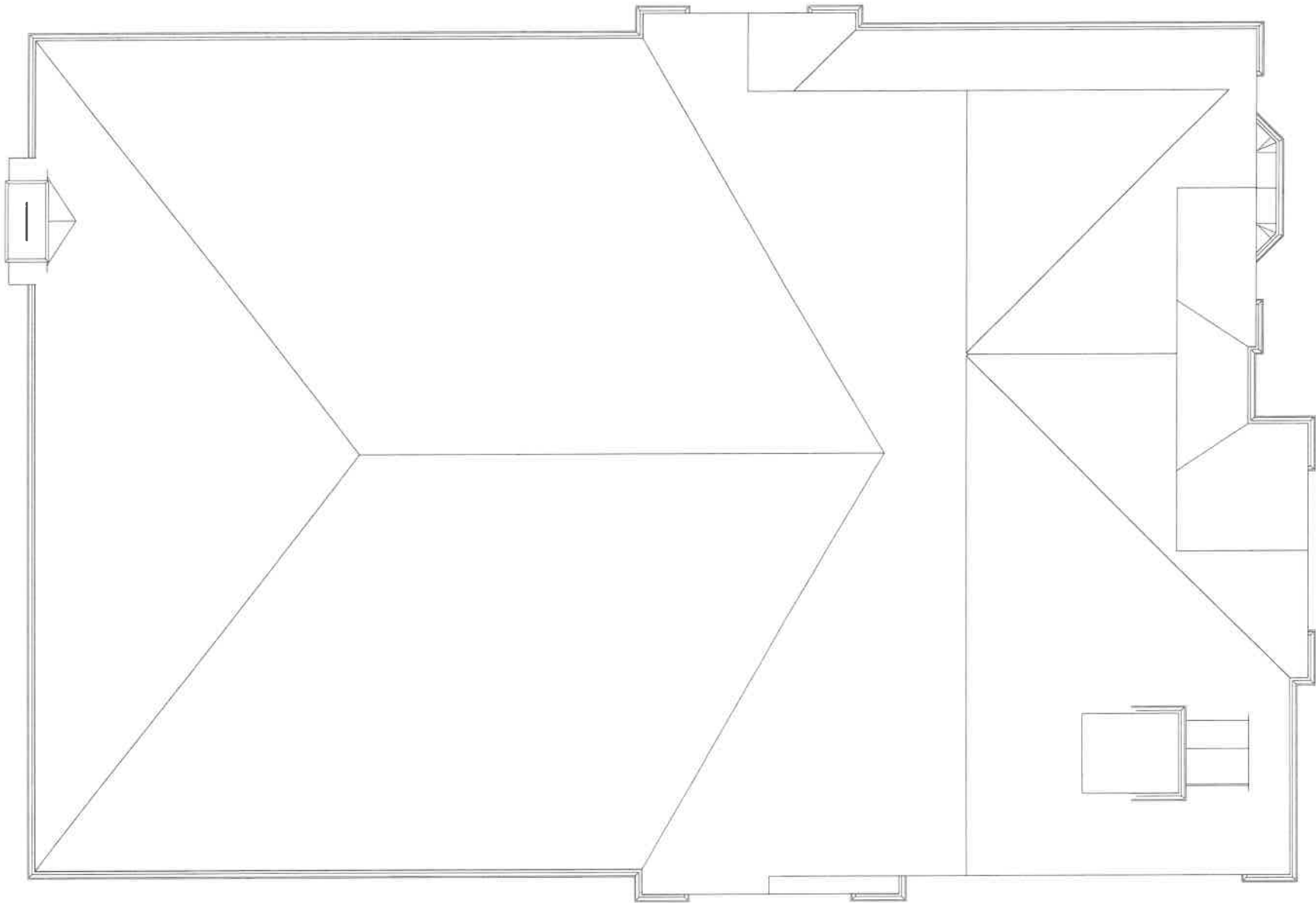


SHEET:
2.3
LEFT

1

ROOF

SCALE: 1/8" = 1'-0"



SHEET:

3.0

ROOF

| | |
|-------------|---------------|
| DATE: | JUNE 10, 2022 |
| PERMIT: | JULY 11, 2022 |
| REVISION: | AUG. 10, 2022 |
| REVISION: | |
| PROJECT NO. | 22848 |

NEW RESIDENCE

1945 AMBERLY CT. (LOT 15)

LAKE FOREST, ILLINOIS 60045

DANIEL LESUS ARCHITECTS, P.C.

DLSG • HANSON • CONSULTING

1033 Holly Circle
Lake Zurich, IL 60047

P: 847.550.0972
F: 847.550.1075

dlsarchitectspc.com



1

FIRST

SCALE: 3/16" = 1'-0"

DANIEL LESUS ARCHITECTS, P.C.

DESIGN PLANNING & CONSULTING

1033 Holly Circle

Lake Zurich, IL 60047

P: 847.550.0972

F: 847.550.1075

dlarchitectspc.com

NEW RESIDENCE

1945 AMBERLY CT. (LOT 15)

LAKE FOREST, ILLINOIS 60045

| | |
|-------------|---------------|
| DATE: | JUNE 10, 2022 |
| PERMIT: | JULY 11, 2022 |
| REVISION: | AUG. 10, 2022 |
| REVISION: | |
| PROJECT NO. | 22.848 |

SHEET:

1.0

PLANS

Agenda Item 4
780 N. Western Avenue - Bank of America
Exterior Lighting

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Petitioner's Response to Board Direction
Proposed Lighting Plan
Proposed Lighting Plan – Enlarged
Proposed East (Front) Elevation
Proposed North Elevation
Proposed South Elevation
Existing Lighting Level Information
Proposed Lighting Level Information
Proposed Light Fixtures

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

**Bank of America
780 N. Western Avenue**

Continued consideration of a request for approval of exterior lighting including replacement of existing lights and the addition of building lighting.

Property Owner: Swarthout Family LLC, Laura Hanson, Family Representative

Ground Lease Holder: Bank of America

Project Representative: Steve Wilkinson, project manager, Bancare, Inc.

Staff Contact: Jen Bachr, Planner

Summary of Request

This petition was submitted by the electrical contractor, on behalf of the ground lease holder, Bank of America. The property is located on the southwest corner of Western and Wisconsin Avenues. Bank of America has occupied the building since its construction in 2006 under a land lease. The petition is before the Board for consideration of a new exterior lighting plan including both the replacement of existing lighting and additional building lighting. The existing exterior lighting was approved by the Building Review Board as part of the original approval of the building in 2006 with a focus on lighting that was consistent with the overall character of the Central Business District.

The proposed lighting plan reflects a corporate-wide initiative by Bank of America to increase light levels at all of its locations. Staff met on site with the petitioner's representatives and emphasized that the exterior lighting changes proposed at the Lake Forest location should take into account the context of the surroundings and the character of Lake Forest. Much like signage and building design, exterior lighting in Lake Forest has not traditionally followed corporate standards, but instead, has been modified to respect the visual character and lighting levels of the community. It is important to note that the Bank of America site is immediately adjacent to an outdoor dining area for Authentico, the ambiance of that space should be preserved. From the west, excessively bright light on this site may be visible from homes on the west side of Oakwood Avenue.

Activity on this Petition to Date

The Board considered this petition at the July 6, 2022 meeting and after discussion about various aspects of the project, the Board continued the petition with direction to the petitioner to consider the comments offered by the Board, refine the plans in response, and to provide additional information as requested. The Board offered the following direction.

- Provide information on the current lighting levels.
- Select light fixtures for the wall lights that are more in keeping with the style of the building and character of the surrounding area.
- Reduce the number of light fixtures on the building overall.
- Locate the building light fixtures at a consistent height around the building, not higher than the top of the first floor.
- Eliminate the lamp posts at the front of the building, on Western Avenue.
- Utilize motion sensor lighting and dimmers under the canopy and around the building.
- Provide an after hours lighting reduction plan for review recognizing the need for 24-hour lighting near the ATM on the south side of the building and in the drive thru lanes that are actively being used for banking purposes.

- Provide a replacement landscape plan to reflect additional plantings in areas where removal of vegetation is proposed.
- Submit a revised landscape plan if any landscape changes are proposed.

The petitioner has revised the plans as follows.

- Alternate light fixtures for the building are proposed. Images and specifications for the proposed light fixtures are included in the Board's packet.
- The number of light fixtures on the building was reduced from 16 fixtures to 8 fixtures.
- The mounting height of the light fixtures was revised to be more consistent around the building.
- The lamp posts previously proposed at the front of the building were eliminated.
- The existing trees on the north side of the building previously proposed for removal will remain. No tree removal is proposed on the site.

The petitioner also provided information on the current lighting levels as requested by the Board and that information is included in the packet.

Building Lighting

As reflected on the revised plans, there is a total of 8 new wall mounted light fixtures proposed. The proposed locations of the building light fixtures are as follows.

- Two light fixtures are proposed on either side of the front entrance on Western Avenue.
- Two light fixtures are proposed on the north elevation, facing Wisconsin Avenue.
- Two light fixtures are proposed above the drive-thru ATM lanes on the south elevation.
- Two light fixtures are proposed in the breezeway adjacent to the ATM on the south side of the building.
- No light fixtures are proposed on the west elevation of the building.

The petitioner offers two options for the building light fixtures. Images of the two options proposed are included in the Board's packet. The building lighting is proposed to be mounted at a height of 9 feet above the ground.

A different light fixture is proposed for the two fixtures above the drive-thru ATM lanes and an image of this fixture type and specifications are included in the Board's packet. The lighting above the drive-thru ATM lanes is proposed to be mounted at a height of 16 feet above the ground.

As noted above, two lights are proposed above the drive-thru ATM lanes, some of which are not used for drive-thru banking purposes. No parking in the drive thru lanes is permitted. Lighting should only be installed above the drive-thru ATM lane that is in use.

Drive-Thru Canopy Lighting

There are a total of 12 new recessed light fixtures under the drive-thru canopy that are proposed to replace existing recessed fixtures. One additional recessed light fixture is proposed under the canopy generally above the ATM at the center of the drive-thru.

The existing drive-thru appears to be very well-lit with the existing number of fixtures under the drive-thru canopy. There does not appear to be a need for an additional lighting in this area.

Staff Recommendation:

- The current number of recessed light fixtures under the drive-thru canopy should be maintained and the additional light fixture proposed under the drive-thru canopy shall be eliminated.

As of the date of this writing, a lighting reduction plan has not yet been submitted. The petitioner has informed staff that Bank of America's guidelines do not allow the use of sensors or controls to automatically shut off or lower exterior light levels. It is staff's understanding that the exterior lighting will be dimmable and given the limitations of reducing lighting levels per Bank of America's guidelines, it will be important that the lighting level on the property is appropriate for all hours that the lighting will be in use. Reducing lighting after business hours is common throughout the business district.

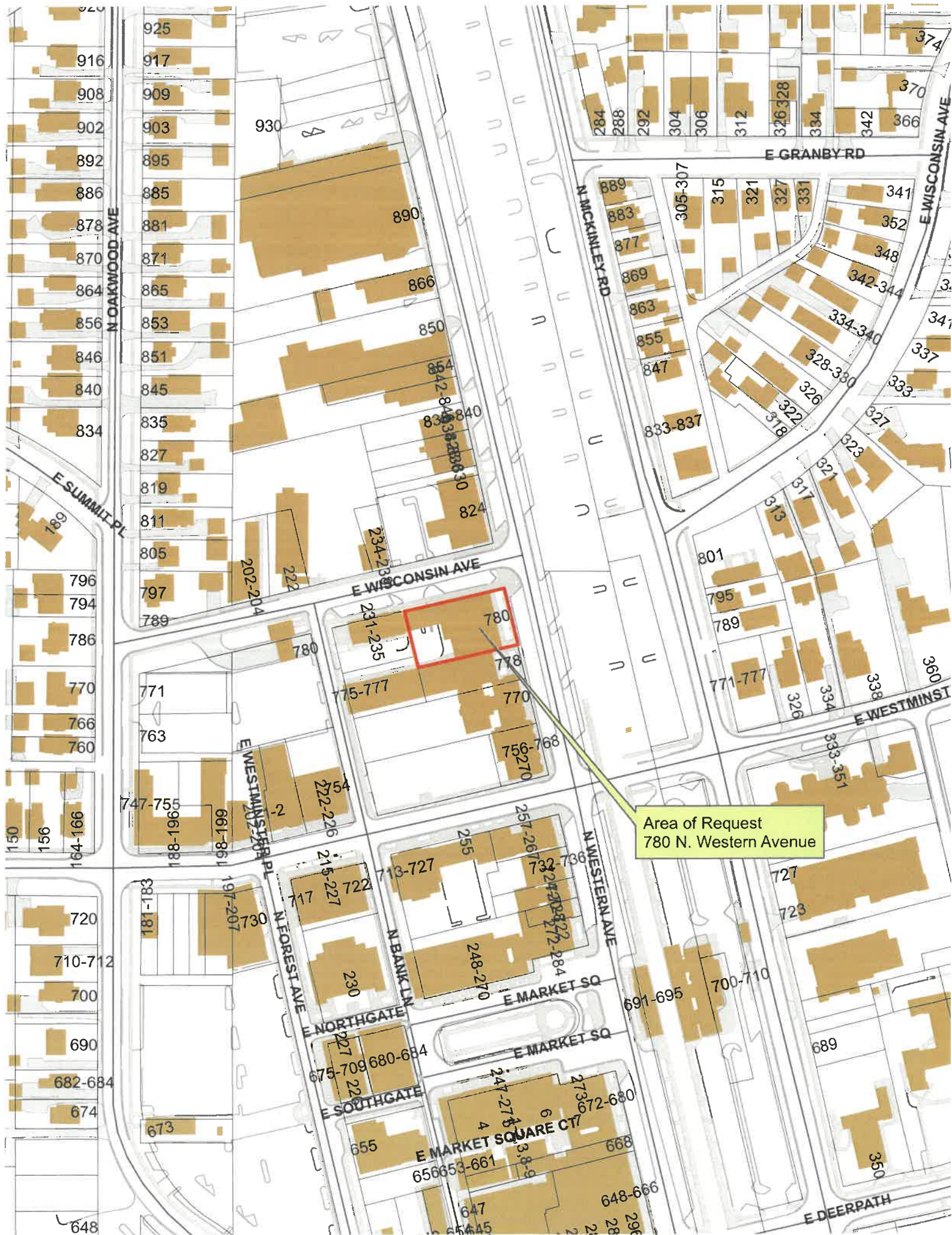
Public Comment

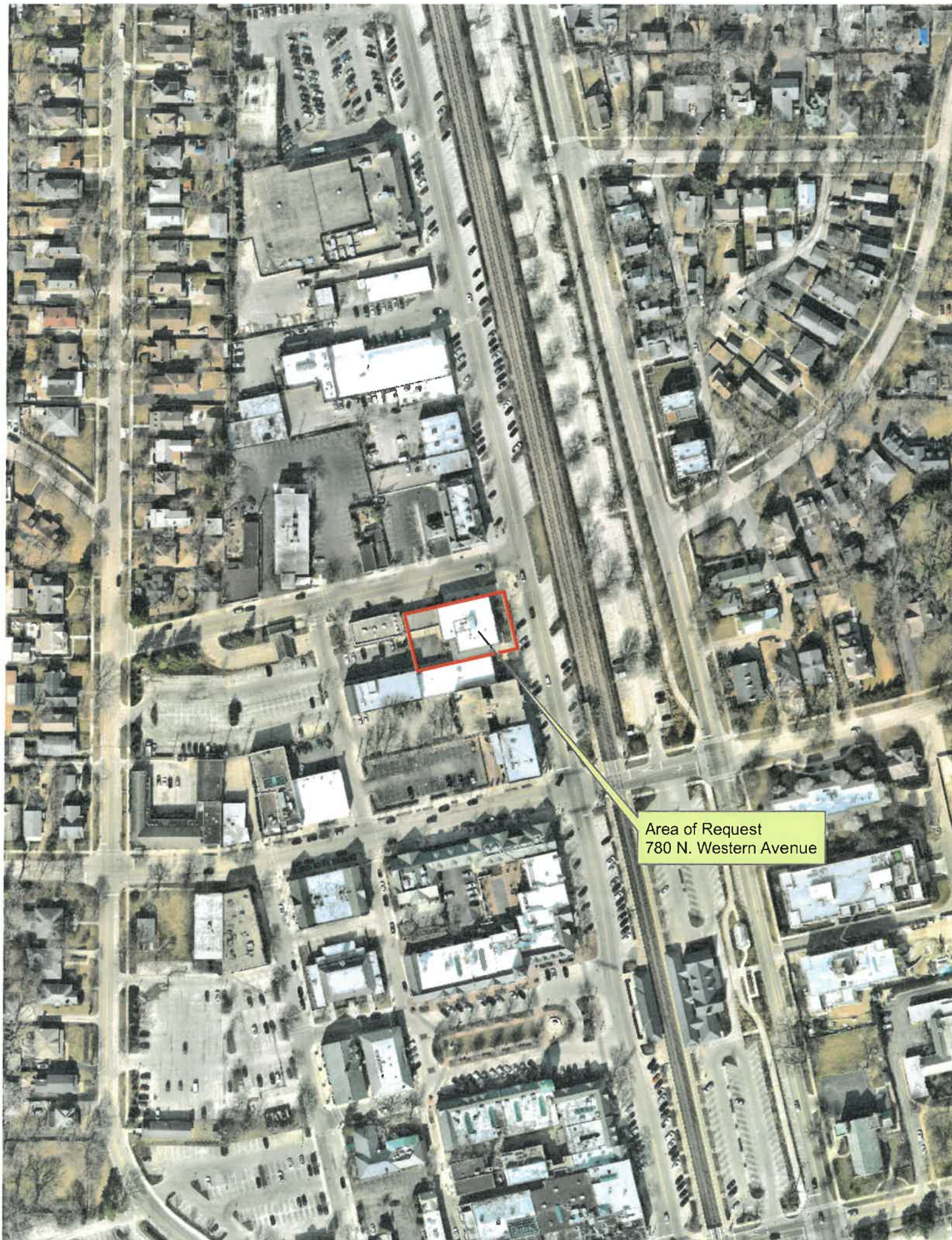
Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence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

Recommendation

Recommend approval of new exterior lighting at Bank of America subject to the following conditions of approval.

1. Lighting shall only be installed above the drive-thru ATM lane that is in use.
2. The current number of recessed light fixtures under the drive-thru canopy shall be maintained and the additional light fixture proposed under the drive-thru canopy shall be eliminated.
3. After installation, the lighting intensity shall be evaluated by staff to verify consistency with lighting levels in the area. The intensity of the lighting shall be reduced if determined to be necessary by staff.
4. An after hours lighting reduction plan shall be provided indicating a reduction in the number of lights that remain on during the overnight hours and/or indicating a reduction in the light levels or intensity during overnight hours.
5. Any modifications to the plan, either to response to direction from the Board or changes made for other reasons, must be submitted for review and a determination by staff, in consultation with the Chairman as appropriate, that the plans are in conformance with the approvals granted and the conditions prior to submitting a complete application and plans for a building permit.





Area of Request
780 N. Western Avenue



Area of Request
780 N. Western Avenue

PETITIONER RESPONSE TO BOARD DIRECTION

Attached is the Re-Design (ref: BOA Exterior Lighting) completed by our architect for your review. Please note the following changes that are proposed under the Re-Design:

1. Provide information on the current lighting levels – **Photometrics representing “before” and “after” light levels are provided. This is located on the LU1 page under full site photometrics**
2. Select light fixtures for the wall lights that are more in keeping with the style of the building and character of the surrounding area – **See attached fixture (UU1). Page 3 has multiple options to choose from.**
3. Reduce the number of light fixtures on the building overall – **The total number of fixtures around the perimeter of the building was reduced from sixteen (16) to eight (8).**
4. Locate the wall light fixtures at a consistent height around the building, not higher than the top of the first floor – **Proposed fixtures around the perimeter of the building will not be installed higher than the first floor**
5. Eliminate the lamp posts at the front of the building, on Western Avenue – **The lamp posts have been eliminated from the design**
6. Utilize motion sensor lighting and dimmers under the canopy and around the building. – **The fixtures do not have motion sensor lighting due to security reasons. The wall fixtures and canopy fixtures are 0-10v dimmable.**
7. An after-hours lighting reduction plan shall be submitted for review and approval recognizing the need for 24-hour lighting near the ATM on the south side of the building and in the drive thru lanes that are actively being used for banking purposes – **The lights added will be required to be turned on during all hours of darkness. This will be done through a lighting control system.**
8. Provide a replacement landscape plan to reflect additional plantings in areas where removal of vegetation is proposed – **No trees will be removed under the new design**
9. If any changes in landscaping is proposed, a revised landscape plan shall be submitted – **No changes in landscaping proposed**



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

PROJECT ADDRESS: 780 N. Western Ave Lake Forest, IL

APPLICATION TYPE

| RESIDENTIAL PROJECTS | | COMMERCIAL PROJECTS | |
|--|--|--|--|
| <input type="checkbox"/> New Residence | <input type="checkbox"/> Demolition Complete | <input type="checkbox"/> New Building | <input 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 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

Bank of America / JLL
Owner of Property

780 N. Western Ave.
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

902-904-7155
Phone Number

Fax Number

catherine.zlydaszyk@am.jll.com
Email Address

Cathy Zlydaszyk
Digitally signed by Cathy Zlydaszyk
Date: 2022.02.23 13:03:00 -06'00'
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Steve Wilkinson
Name and Title of Person Presenting Project

Bancare
Name of Firm

6 East College Dr.
Street Address

Arlington Hts, IL 60004
City, State and Zip Code

630-362-0126
Phone Number

Fax Number

steve.wilkinson@bancare.net
Email Address

Representative's Signature (Architect/ Builder)
Daniel Bundschuh@BANCARE.NET

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

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

BUILDING LIGHTING TYPE UU1 SPECIFICATIONS



UCS

ARCHITECTURAL AREA/SITE

| | |
|------------|-----------|
| DATE: | LOCATION: |
| TYPE: | PROJECT: |
| CATALOG #: | |

FEATURES

- Modular system offers five luminous choices and five hood options for customization to complement site design
- Full cutoff option available
- Pole, wall, or pendant mounting options
- Opal glass lens, IES Type 5 distribution for soft, general lighting
- Powder coat finish in 13 standard colors with a polymer primer sealer



3000K and warmer CCTs only

CONTROL TECHNOLOGY

wiSCAPE™

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.

CONTROLS (CONTINUED)

- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. [See Buy American Solutions.](#)

WARRANTY

- See [HLI Standard Warranty](#) for additional information



Universe Small

RELATED PRODUCTS

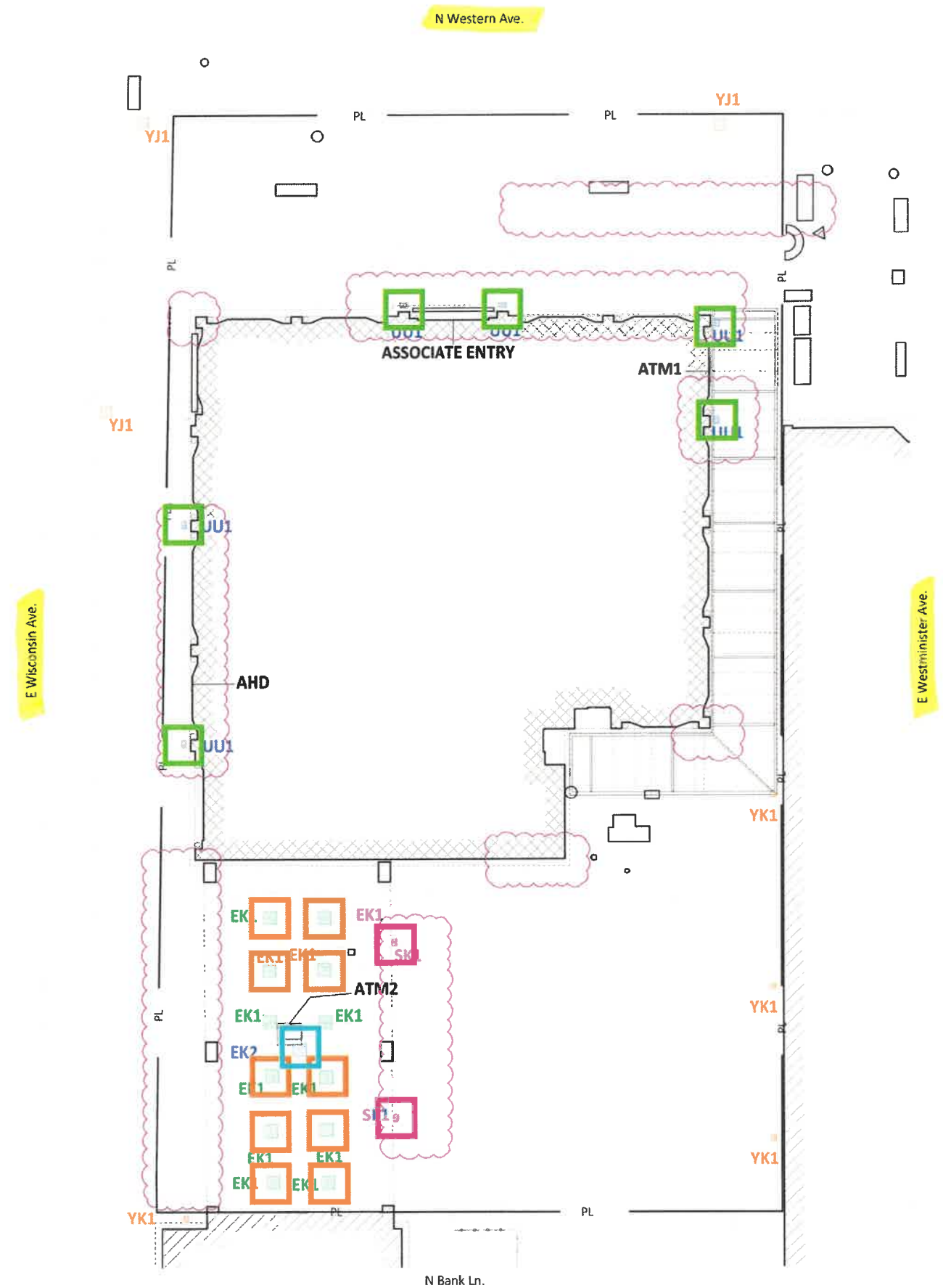
[UCL2](#)

[UML2](#)

[UCB](#)

| KEY DATA | |
|--------------------------|----------------------------------|
| LUMEN RANGE | 1,821-9,336 |
| WATTAGE RANGE | 31.52-71.6 |
| EFFICACY RANGE (LPW) | 54.5-138.5 |
| INPUT CURRENT RANGE (mA) | 260/420/615 mA |
| WEIGHT | 18 lbs 4.1 kg to 27 lbs 12.25 kg |
| EPA | .53 to 1.05 |

- NEW BUILDING LIGHT FIXTURE - TYPE UU1
- NEW BUILDING LIGHT FIXTURE - TYPE SK1
- NEW DRIVE-THRU RECESSED LIGHT FIXTURE
- REPLACEMENT DRIVE-THRU RECESSED LIGHT FIXTURE



 NEW BUILDING LIGHT FIXTURE - UU1



 NEW BUILDING LIGHT FIXTURE - UU1



- NEW BUILDING LIGHT FIXTURE - UU1
- NEW BUILDING LIGHT FIXTURE - SK1

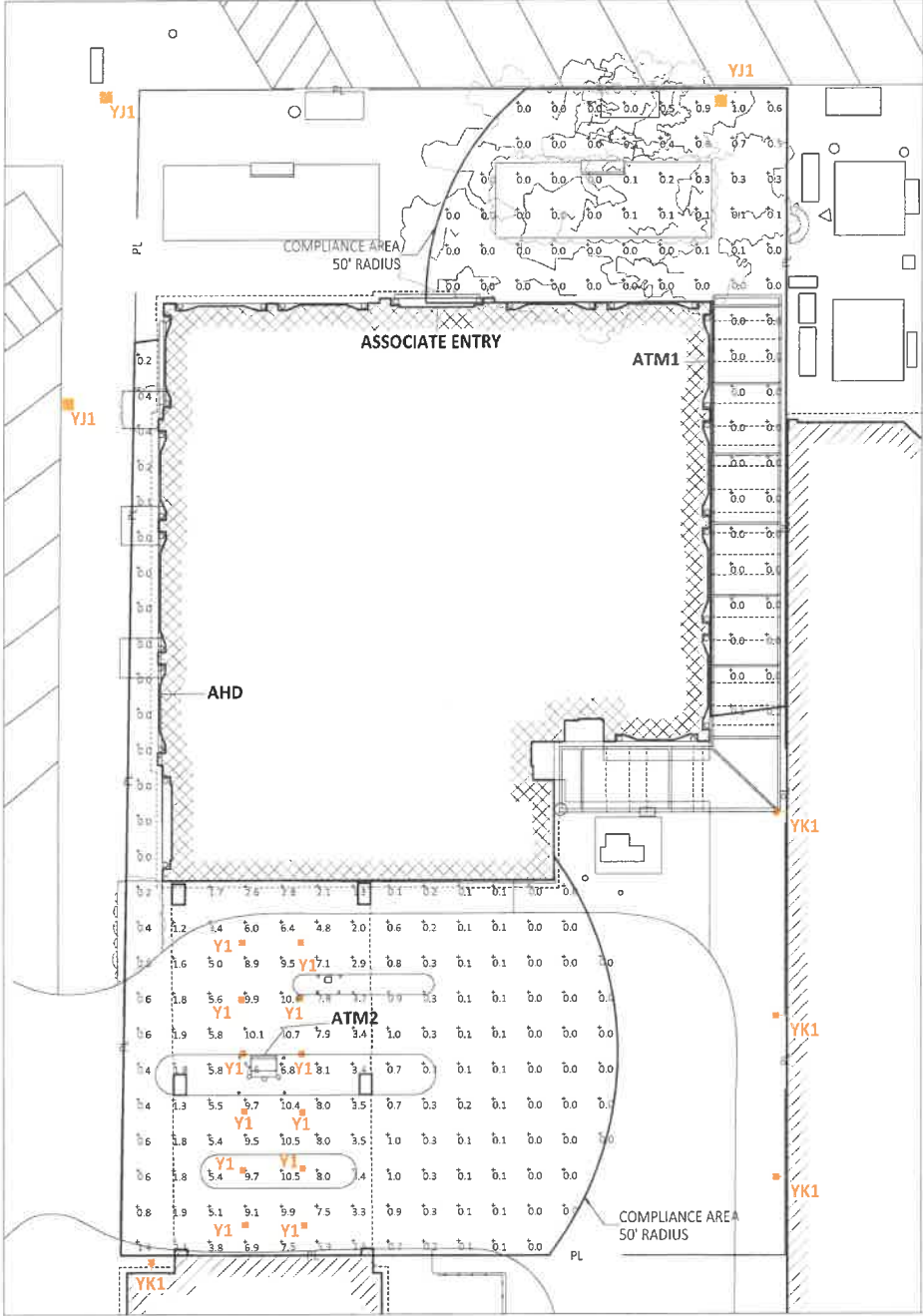




BLUE = NEW FIXTURE
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
ORANGE = EXISTING FIXTURE TO REMAIN
TURQUOISE = FIXTURE TO BE REMOVED
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
— INDICATES NEW SECURITY FENCE
— PL — = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION

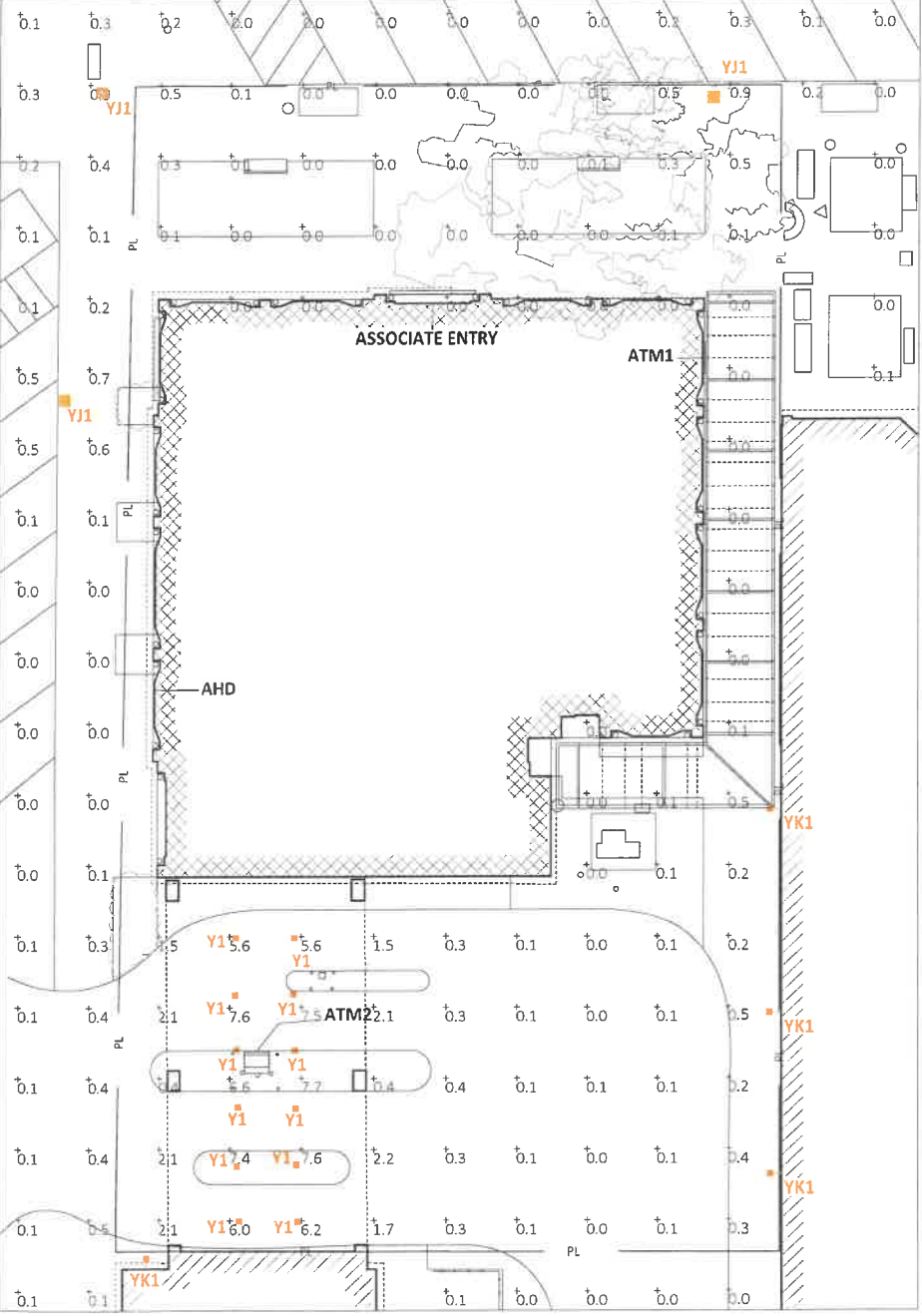


COMPLIANCE AREA EXISTING CONDITIONS



SCALE: 1" = 1'-0"

FULL SITE CALCS EXISTING CONDITIONS



SCALE: 1" = 1'-0"

| UNIT CALCS 50' | | | | | | | |
|----------------------|-------------|-------|------|------|-----|---------|---------|
| Label | CalcType | Units | Avg | Min | Max | Avg/Min | Max/Min |
| ATM1 50' @ 18" | Illuminance | Fc | 0.09 | 1.6 | 0.0 | N/A | N/A |
| ATM2 & AHD 50' @ 34" | Illuminance | Fc | 2.37 | 10.7 | 0.0 | N/A | N/A |

NOTES:
1. READINGS ARE MEASURED AT 36" (3') ABOVE GRADE.

| FULL SITE CALCS | | | | | | | |
|-------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Min | Max | Avg/Min | Max/Min |
| FULL SITE @ GRADE | Illuminance | Fc | 0.67 | 7.7 | 0.0 | N/A | N/A |

NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
2. REFERENCE THE LUMINAIRE SCHEDULE FOR ADDITIONAL LIGHT FIXTURE INFORMATION.

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

v6 220719

| REVISION NO. | DESCRIPTION | REVIEWED BY |
|--------------|-------------|-------------|
| 1 | | KRM |
| 2 | | |
| 3 | | |



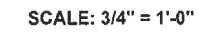
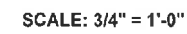
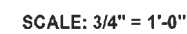
Lake Forest
IL2-213
780 N Western Ave
Lake Forest, IL

EXISTING CONDITIONS

| | | | |
|--------------|-----|--------------|-----|
| DESIGN BY: | JFH | DRAWN BY: | RCS |
| REVIEWED BY: | RMR | APPROVED BY: | KRM |

SHEET NO.

LU-2






| | |
|---------------------|---|
| SITE NOTES | |
| 1 | USDA 15% REQUIRED FOR COMPANION PLANT AND WOULD BE 20% LANDSCAPE APPROX 4' PRIOR TO INST. LANTERN. IT WOULD HAVE 1" W/ 10" L. DATE 7/3 10-4-16 TO PLANT CH. ALL HOURS OF DARKNESS |
| EXISTING CONDITIONS | |
| 1. | EXISTING POLES - 4" X 6" BARN CORNERED |
| 2. | EXISTING POLES - 4" X 6" NOT BARN - W/ 10" L |
| 3. | EXISTING ONE 4" X 6" CILING - DROP IN |

NOTE: THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIOUS FIELD CONDITIONS.

N.T.S.

v6 220719

| | | |
|---|-------------|------------|
|  | | |
|  | | |
|  | | XRM |
| REVISION NO. | DESCRIPTION | REVISED BY |



**Lake Forest
IL2-213
780 N Western Ave
Lake Forest, IL**

SITE DETAILS

| | | | |
|--------------|-----|--------------|-----|
| DESIGN BY: | JFH | DRAWN BY: | RCS |
| REVIEWED BY: | RMR | APPROVED BY: | KRM |

SHEET NO.

LU-1

BUILDING LIGHT FIXTURE - TYPE UU1 (HOOD OPTION 1)



BUILDING LIGHT FIXTURE - TYPE UU1 (HOOD OPTION 2)



BUILDING LIGHTING TYPE SK1 (ABOVE DRIVE THRU ATM LANES) SPECIFICATIONS

THE EDGE® Series

LED Security Wall Pack Luminaire

CONTRACTOR TO SEE NOTES BELOW

Rev. Date: V8 09/03/2021

Product Description

THE EDGE® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.

Applications: General area and security lighting



Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

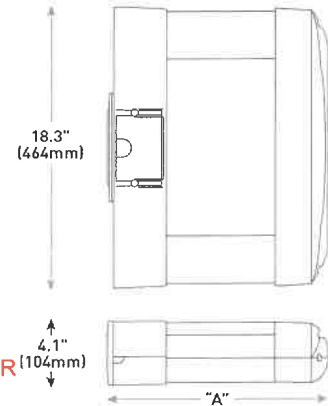
CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See <http://creelighting.com/warranty> for warranty terms

CONTRACTOR TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING



Accessories

| Field-Installed | | |
|---------------------------------|--|--|
| Bird Spikes XA-BRDSPK | Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs | Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required |

**Must specify color

| LED Count (x10) | Dim. "A" | Weight |
|-----------------|---------------|------------------|
| 02 | 9.9" (251mm) | 20 lbs. (9.1kg) |
| 04 | 11.9" (303mm) | 22 lbs. (10.0kg) |
| 06 | 13.9" (353mm) | 25 lbs. (11.3kg) |
| 08 | 15.9" (404mm) | 27 lbs. (12.2kg) |
| 10 | 17.9" (455mm) | 31 lbs. (14.1kg) |
| 12 | 19.9" (505mm) | 32 lbs. (14.5kg) |

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

| SEC-EDG | | WM | | E | | | | |
|---------|--|------------------|----------------------------------|--------|--|--|--|--|
| Product | Optic | Mounting | LED Count (x10) | Series | Voltage | Color Options | Drive Current | Options |
| SEC-EDG | 2M Type II Medium 2MB Type II Medium w/BLS 2S Type II Short 2SB Type II Short w/BLS 3M Type III Medium 3MB Type III Medium w/BLS 4M Type IV Medium 4MB Type IV Medium w/BLS | WM Wall Mount | 02 04 06 08 10 12 | E | UL Universal 120-277V UH Universal 347-480V 34 347V | BK Black BZ Bronze SV Silver WH White | 350 350mA 525 525mA 700 700mA -Available with 20-80 LEDs -Available with 20-60 LEDs | DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML option F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse P Photocell - Must specify UL or 34 voltage PML Programmable Multi-Level - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt 30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire TRL Amber Turtle Friendly LEDs - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance |



US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

LIGHTING TYPE EK (UNDER DRIVE THRU CANOPY) SPECIFICATIONS

ZR Series

ZR LED Troffer

Rev. Date: V705/26/2021

Product Description

The ZR LED troffer provides energy productivity and code compliance – all with installation that's so intuitive and simple. The ZR Series delivers from 2,000 to 10,000 lumens and 80 CRI quality light and is perfect for both new construction and renovation. Multiple control options including 0-10V, SmartCast® Technology, Lutron Vive, and Lutron EcoSystem products incorporate integrated ambient and occupancy sensing and wireless communication resulting in lower electricity bills, reduced maintenance and an improved total cost of ownership over traditional lighting control systems. The ZR LED troffer embodies a breakthrough in balancing energy savings, visual comfort and project budgets.

Performance Summary

Efficacy: Up to 144 LPW

Initial Delivered Lumens: 2,030 to 10,125 (see table below)

Input Power: 15W-75W

CRI: 85*

CCT: 3000K, 3500K, 4000K, 5000K

Input Voltage: 120-277 VAC, 347VAC

Limited Warranty: 5 years on luminaire; 5 years on SmartCast® and Lutron controls; up to 5 years for SmartCast® accessories; 1 year for luminaire accessories

Limited Warranty Emergency Back Up (EB) Battery: 4 years on Battery Back Up. Test regularly in accordance with local code

Controls: 0-10V, SmartCast Wireless, Lutron Vive, Lutron EcoSystem

Mounting: Recessed (Designed for use in most ceiling grids including standard 1 1/2", 9/16", 15/16", hard ceiling, and surface mounting)

* CRI can vary +/-5% depending on CCT.
* See <https://creelighting.com/warranty> for warranty terms. For SmartCast accessories, consult SmartCast spec sheets for details on warranty terms

Accessories

| Field-Installed | | |
|--|--|--|
| Drywall Grid Adapter DGA14-WHT DGA22-WHT DGA24-WHT | SmartCast® Technology Face Plates CFP-1-WH - Matching face plate, 1-gang, white CFP-2-WH - Matching face plate, 2-gang, white CFP-3-WH - Matching face plate, 3-gang, white | SmartCast® Technology Wireless Plug Load Controller CPLC-JB-CWC SmartCast® Touchscreen Control CSC-TS-A-BK SmartCast® Wireless Gateway with Wi-Fi CSC-GW-CWC-W - Required with SmartCast Touchscreen Control SmartCast® Wall Plug Power Supply CSC-WPS-120V - For use with SmartCast Wireless Gateway with Wi-Fi SmartCast® Ceiling Plug Power Supply CSC-CPS-120V - For use with SmartCast Wireless Gateway with Wi-Fi SmartCast® 10V Zone Controller CSC-ZC-10V-CWC - Intelligent sensing and control of 0-10V luminaires |
| SmartCast® Technology Configuration Tool CCT-CWC-1 - One required per project when SC1 control is selected | SmartCast® Technology Wireless Dimmer CWD-CWC-WH SmartCast® Technology Wireless Switch CSC-CWS-UNVN-WH [neutral wire required] CSC-CWS-UNV-WH [no neutral required] SmartCast® 5-Button Wireless Scene Controller CSC-SC-5B-CWC-WH [w/o text] CSC-SC-5S-CWC-WH [w/scene text] CSC-SC-5C-CWC-WH [w/CCT text] CSC-SC-5X-CWC-WH [w/custom text] | |
| Surface Mount Kits SMK-ZR22 - Not for use with EB SMK-ZR14 - Not for use with EB SMK-ZR24 - Not for use with EB | | |

Ordering Information

Example: ZR24-60L-835-SC1-UNV

| ZR | | | | | | | | |
|--------|------|---------------|--------------|---|-------------------|--|-----------------------------|---|
| Series | Size | Lumen Package | | CRI/CCT | Lens | Control | Voltage | Factory Installed Options* |
| ZR | 14 | 30L | 50L | 830 | Blank ZR Curve | 10V5 | UNV - Universal 120-277V | EB Emergency Backup - Available with UNV voltage only - Provides 90 minutes of emergency operation |
| | | 3,490 Lumens | 4,940 Lumens | 80 CRI, | | - 0-10V 5% Dimming | | |
| | | 40L | 60L | 3000K | | SC1 | | |
| | | 4,040 Lumens | 6,150 Lumens | 835 | | - SmartCast Wireless Technology with 1% Dimming, Integral motion and ambient sensors | | |
| | 22 | 40L | 80 CRI, | VDO† | | 34 - 347V (120-347V only when ordered with 10V5) - Available only with 10V5 control | | |
| | | 2,030 Lumens | 3500K | - Lutron Vive Wireless Integral Fixture Control with Occupancy and Daylight Sensing | | | | |
| | | 30L | 840 | VRF† | | | | |
| | | 3,490 Lumens | 80 CRI, | - Lutron Vive Wireless Integral Fixture Control (RF only) | | | | |
| | 24 | 50L | 4000K | LDE1† | | | | |
| | | 60L | 850 | - Lutron HiLume 1% EcoSystem LED Driver with Soft-on, Fade to Black dimming technology | | | | |
| | | 6,150 Lumens | 80 CRI, | | | | | |
| | | | 5000K | | | | | |

*Consult factory for other options.

*More information on Lutron controls can be found at lutron.com.



SMARTCAST®
TECHNOLOGY

EcoSystem.
Enabled

vive
BY LUTRON



CREE **LIGHTING®**

US: creelighting.com T (800) 236-6800 F (262) 504-5415

Canada: creelighting-canada.com T (800) 473-1234 F (800) 890-7507

