



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING

Village Hall - 3110 Old McHenry Road, Long Grove, IL
Monday, May 16, 2022 at 7:00 P.M.

CALL TO ORDER

VISITOR BUSINESS

ACTION ITEMS

- 1) Approval of the April 18, 2022 Draft Meeting Minutes.
- 2) Consideration of a request for a new commercial structure "KEEP.Rental, Inc.", 2798 Route 53 and within the R-2, Single Family Residential, submitted by Thomas and Douglas Olson.
- 3) Consideration of a request for an exterior deck for "Joanie's Pizzeria", 235 Robert Parker Coffin Road and within in the B-1 Historical Downtown Business District, submitted by Chris Kanzler.
- 4) Oman Greenhouse property update

OTHER BUSINESS

ADJOURNMENT

Next Regularly Scheduled Meeting: June 20, 2022 @ 7:00 PM

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990 Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone the Long Grove Village Manager at 847-634-9440 or TDD 847-634- 9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

**MEETING MINUTES OF THE
LONG GROVE ARCHITECTURAL COMMISSION
REGULAR MEETING
April 18, 2022
7:00 P.M.**

Chairwoman Sylvester called the meeting of the Long Grove Architectural Commission (AC) to order at 7:00 p.m. with the following members present.

Members Present: Jeanne Sylvester; Laura Mikolajczak; Allen Roiter; John Marshall; and John Plunkett.

Members Absent: Matthew Akins

Also Present: Amanda Orenchuk and Jessica Marvin, Community Development Services, and members of the public.

VISITORS BUSINESS

None.

NEW BUSINESS

1) Approval of the April 18, 2022 Meeting Minutes.

Chairwoman Sylvester provided corrections to various typographical errors on page two of the minutes.

A motion was made by Commissioner Roiter, seconded by Commissioner Marshall to recommend approval of the April 18, 2022, meeting minutes, as amended.

Ayes: A. Roiter; J. Marshall; J. Sylvester; L. Mikolajczack; J. Plunkett

Nays:

Absent: M. Akins

2) Consideration of a request for signage for Oatflow Café, 225 Robert Parker Coffin Road, located within the B-1 Historical Downtown Business District, and submitted by Brian Tubino and An Zhang from Oatflow Cafe.

Associate Planner Marvin provided an overview of the proposed signage. Two wall signs are proposed to be affixed to the front façade of the building along the entrance at 225 Robert Parker Coffin Road. The property is located within the Mill Pond Shoppes and is in the B-1 Historical Downtown Business District. Both signs are to be constructed out of 1" thick MDO Board and the square footage of both signs is 9.6'. The previous tenant "Clover" had two wall signs at this location. The Zoning Ordinance only permits one wall sign per business, however, these two prior signs were reviewed and approved by the Commission.

Chairwoman Sylvester mentioned that Mill Pond Shoppes is, historically, a complicated area and would like to help these businesses become more visible.

The applicant explained his business in more detail. Commissioner Plunkett suggested adding the word “Café” under the word “Oatflow” so the public knows that this business has food services and sells café related items. Commissioner Mikolajczack also suggested adding a border to the two wall signs to blend in with the existing signage in the Mill Pond Shoppes.

A motion was made by Commissioner Mikolajczack, seconded by Commissioner Marshall to recommend approval of the proposed wall signs at 225 Robert Parker Coffin Road with the condition that the sign be amended to add the word “Café” under the word “Oatflow” and a border be inserted on both signs to match the existing signage in this area, subject to staff review.

Ayes: L. Mikolajczak; J. Marshall; J. Plunkett; A. Roiter; J. Sylvester

Nays:

Absent: M. Akins

3) Consideration of a request for a new exterior staircase for 145 Old McHenry Road, located within the B-1 Historical Downtown Business District, and submitted by Mr. Gene Albert, the property owner.

Associate Planner Marvin provided an overview of the two-story exterior staircase which has already been constructed. The exterior staircase is located at 145 Old McHenry Road and within the B-1 Historical Downtown Business District. The exterior, open-air staircase is located at the rear of the building and provides access to the second floor only. Throughout the Historical Downtown Business District multiple buildings have exterior staircases similar in function to the one being considered. The new exterior staircase is constructed out of treated wood. It was noted that the color of the wood stands out against the blue and white colored building.

The applicant and property owner, Mr. Gene Albert, gave more background information regarding the exterior staircase. Mr. Albert cited safety concerns as his reason for constructing the new staircase and further explained that he had the opportunity to obtain the materials to construct the staircase despite the COVID-19 material shortage.

Commissioner Mikolajczack noticed that the other staircases on this property have more pronounced and taller newel post. She made the recommendation the new posts match the existing ones.

Commissioner Plunkett recommended to Mr. Albert that he stain the wood in order to make the staircase more attractive. One of the tenants in this building is the Long Grove Visitors Center which attracts a number of people to the site.

The commissioners agreed that they would like to see the style of the staircase match that of the existing exterior staircases on the property. They also expressed a desire to see the trim details on the rear entryway painted white so as to match the existing trim on the building and requested that the owner finish enclosing the area under the first-floor decking.

Chairwoman Sylvester was concerned with how visible the exterior staircase was from Old McHenry Road and the park to the west. She suggested adding landscaping as screening around the base of the staircase.

A motion was made by Commissioner Plunkett, seconded by Commissioner Roiter to recommend approval of the proposed exterior staircase at 145 Old McHenry Road with the conditions below, subject to staff and AC Chair review.

- Architectural plans to be submitted, showing the improvements to replace the newel posts with taller newel post on all four ends of the wooden staircase providing access the second floor, similar to the newel posts on the previously existing staircases.
- Once the treated wood has dried out, the applicant will need to paint or stain the staircase white to match the other exterior existing staircases on the property.
- Trim details will need to be finished on the rear entryway threshold and doorframe. These are to be painted white to match the existing trim on the building.
- The area under the first-floor decking is to be enclosed.
- Landscaping to be added around the base of the staircase to minimize the visibility of this staircase from Old McHenry Road and the open space to the west.

Ayes: J. Plunkett; A. Roiter; J. Marshall; J. Sylvester; L. Mikolajczack

Nays:

Absent: M. Akins

OTHER BUSINESS

None.

ADJOURNMENT

The next scheduled Architectural Commission meeting is for May 16, 2022 at 7:00 P.M.

With no further business, a motion to adjourn the meeting was made by Commissioner Marshall, seconded by Commissioner Plunkett.

Ayes: J. Marshall; L. Mikolajczak; J. Plunkett; J. Sylvester

Nays:

Absent: M. Akins

Meeting Adjourned at 8:36 p.m.

Respectfully Submitted,

Jessica Marvin
Associate Planner



ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Community Development Services

Subject: 2798 IL Route 53

Requests: New Commercial Structure

Public Meeting Date: May 16, 2022

Attachments: 1. Location Map
2. Petitioner's Application

PETITIONERS

Thomas and Douglas Olson
1554 Chickamauga Lane
Long Grove, IL

REQUEST

Review of a proposed commercial, self-storage facility at 2798 IL Route 53.

HISTORY

The subject property is inclusive of two parcels of land with a total area of 2.19 acres. A single-family home constructed in 1960 and currently leased to a tenant presently occupies the southern parcel. The home would be demolished to make room for the new structure.

The project was presented as a concept to the Village Board at their February 8, 2022 meeting. The Board voted 6 to 0 in favor of recommending that the project be considered by the Planning Commission and Zoning Board of Appeals (PCZBA). There was discussion regarding the access to the property, which is under IDOT jurisdiction and subject to their approvals and design standards. Additionally, the Board generally indicated that the design should reflect the Menards located east of the property in addition to the "Long Grove character and style." A "warehouse" style was specifically mentioned as being undesirable.

Village Staff continues to work with the Village Attorney to determine the necessary zoning processes for the project. It is known that the project will require a rezoning (map amendment) at a minimum, as the property is presently zoned R-2, Single-Family Residential and a self-storage facility is not a permitted use within the district. A public hearing before the PCZBA and review by the Village Board in a public meeting will be required.

PROPOSED PROJECT

The proposed self-storage facility has a building footprint of 28,500 square feet and is three stories tall, resulting in a total area of 85,500 square feet. From the exterior, windows are placed to give the appearance of a two-story building. Building articulation is provided at the two ends and at the center of the building. The building fronts Route 53 with parking and loading spaces located behind the building. The building is setback from the front property line 41.5 feet. The property to the north is part of a large residential estate and is contemplated as a potential redevelopment site. A pond is presently located on the portion of this estate immediately west of the subject property. A commercial development, anchored by Menards, is located to the east. Several outlots remain within this development. The far southern corner of the property, where it comes to a point, is adjacent to the Lake Cook Road / Route 53 intersection.

Insulated metal wall panels by METLSPAN, in a grey/beige color, are proposed for the exterior of the building. Nichiha brand stone walls are also proposed as an accent material on the ground floor at the ends of the building and at the center articulation feature. Twenty overhead doors would be located at the rear of the building. Two larger doors would be placed centrally to provide a two-vehicle bay in which clients can drive into the building to load/unload their materials and access the interior storage units. A copy of the type of exterior light fixtures to be used are provided in the applicant's packet attached to this report.

Site Specifics:

- Lot Size: 115,000 sf
- Building Footprint: 28,500 sf
- Total Floor Area: 85,500 sf
- Front Setback: 41'6"
- Side Setback (North): 39'2"
- Parking/Drive Area: 30,898 sf
- Open Space: 56,602 sf
- Lot Coverage: 51.6%
- Side Setback (West): 35'8"



Figure 1: Looking south at the subject property



Figure 2: Menards, located east of the subject property. Source: Chris Fox, Google Maps, 2021

LONG GROVE COMPREHENSIVE PLAN

The Long Grove Comprehensive Plan also provides certain guidelines for new development within the Village. The Plan places great emphasis on preserving the “community character” of the Village, specifically its “rural character.” However, the Plan also recognizes the importance of pursuing economic growth. The subject property is located within Subarea 5, Lake Cook Road/Route 53, of the Plan which recognizes that the area is best suited to commercial uses such as “Big Box Retail.” A full copy of the Comprehensive Plan is available on the Village of Long Grove website for further information.

ARCHITECTURAL COMMISSION DECISION

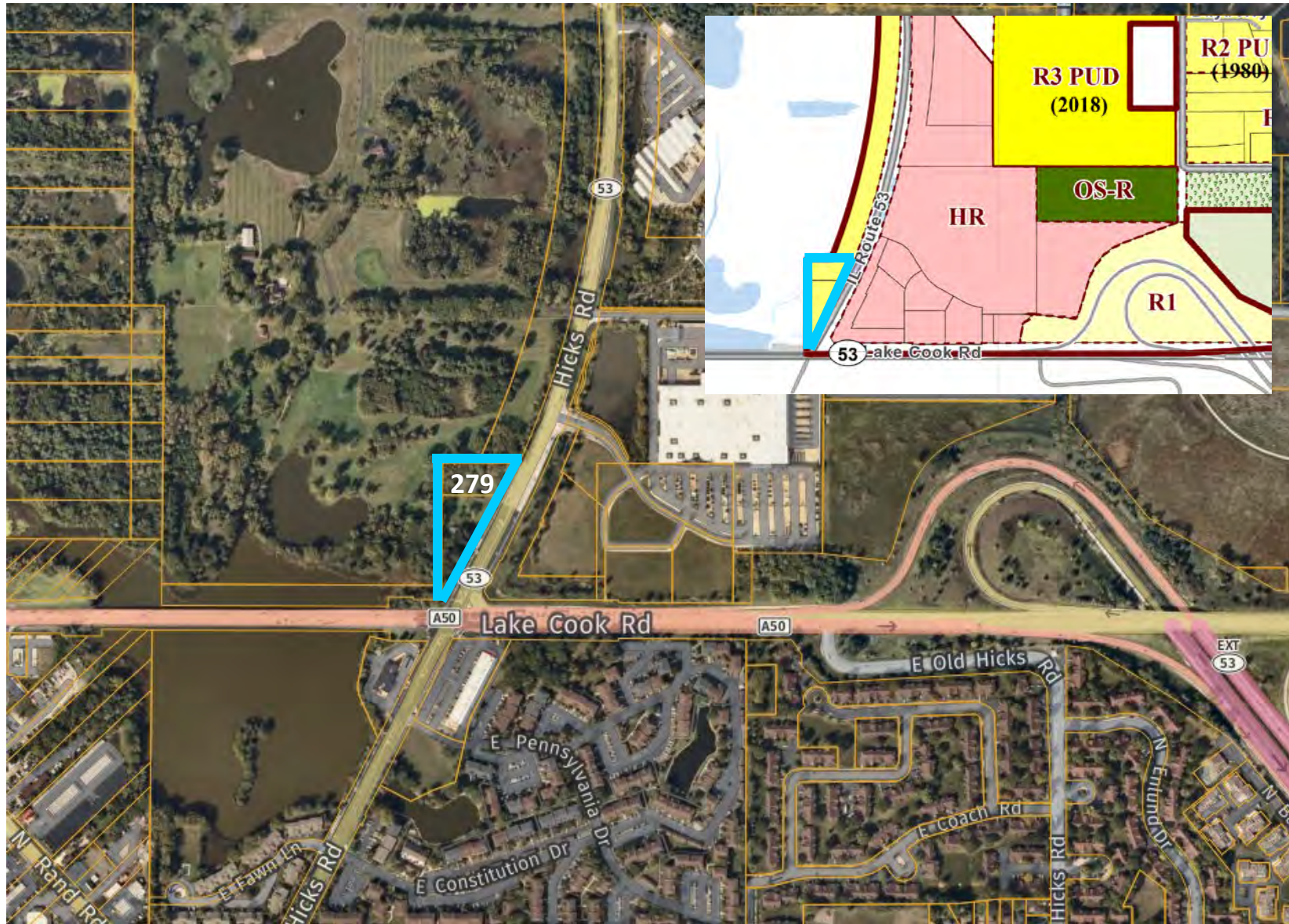
The AC should review the new commercial structure against the Village’s planning documents including the Comprehensive Plan and Municipal Code.

STAFF RECOMMENDATION

The AC should consider whether the materials used, and overall design of the proposed structure aligns with the character of new construction projects for the Village of Long Grove. The AC should comment on the overall design as presented. The comments of the AC will be taken into consideration with any other required action.

Staff recommends that the AC make any approvals conditional upon Village Board review and approval of any zoning petitions required to complete the project.

TW/JLM



 Subject Property

Location Map: 279 IL Route 53, Long Grove, IL





**STRUCTURE/FIXTURE
ARCHITECTURAL COMMISSION APPLICATION**

DATE: 04/22/2022

APPLICANT'S NAME: Thomas and Douglas Olson E-MAIL thomas.olson@olsongeneral.com

ADDRESS: 1554 Chickamauga, Long Grove, Illinois 60047 PHONE: 847-652-4342

NAME OF BUSINESS: KEEP.Rental, Inc.

BUSINESS ADDRESS: 2798 Route Old 53, Long Grove, Illinois PHONE: 847-652-3271

TYPE OF STRUCTURE/FIXTURE: Climate Controlled Self-Storage

1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
 - A. PROVIDE SITE PLAN.
 - B. PROVIDE PHOTOGRAPH OF SITE.
 - C. SQUARE FOOTAGE OF STRUCTURE 28,500 SQUARE FEET.

2. DRAWING OF PLANNED STRUCTURE/FIXTURE:
 - A. DIMENSIONS.
 - B. ELEVATIONS (ALL DIRECTIONS).
 - C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:

OLSON GENERAL CONTRACTORS, INC. PHONE: 847-259-5995

330 W. Campus Drive, Arlington Heights, Illinois 60004 E-MAIL thomas.olson@olsongeneral.com

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

2798 Old Route 53, LLC
BUSINESS OWNER(S)
Thomas and Linda Olson
PROPERTY OWNER(S)

Signature :

Signature :

APPLICATION APPROVAL: _____ DATE: _____

TRANSMITTAL

Via Email 5/6/22



Proposed KEEP.Rentals, Climate-Controlled Self-Storage

Site Address:

2798 Old Route 53,
Long Grove, Illinois

Attached Documents and Exhibits

1. Proposed Renderings version 5a
2. Floor Plan SD5.0
3. Site Plan SD5.1
4. Landscape Plan SD5.2
5. Site Lighting Plan SD5.3

Exhibits:

E-A1: Roofing Cuts

E-A2: Roofing Details

E-B1: Siding Cutsheets

E-B2: Stone Siding Cutsheets

E-C1: Door Cutsheets

E-C2: Door Cutsheets

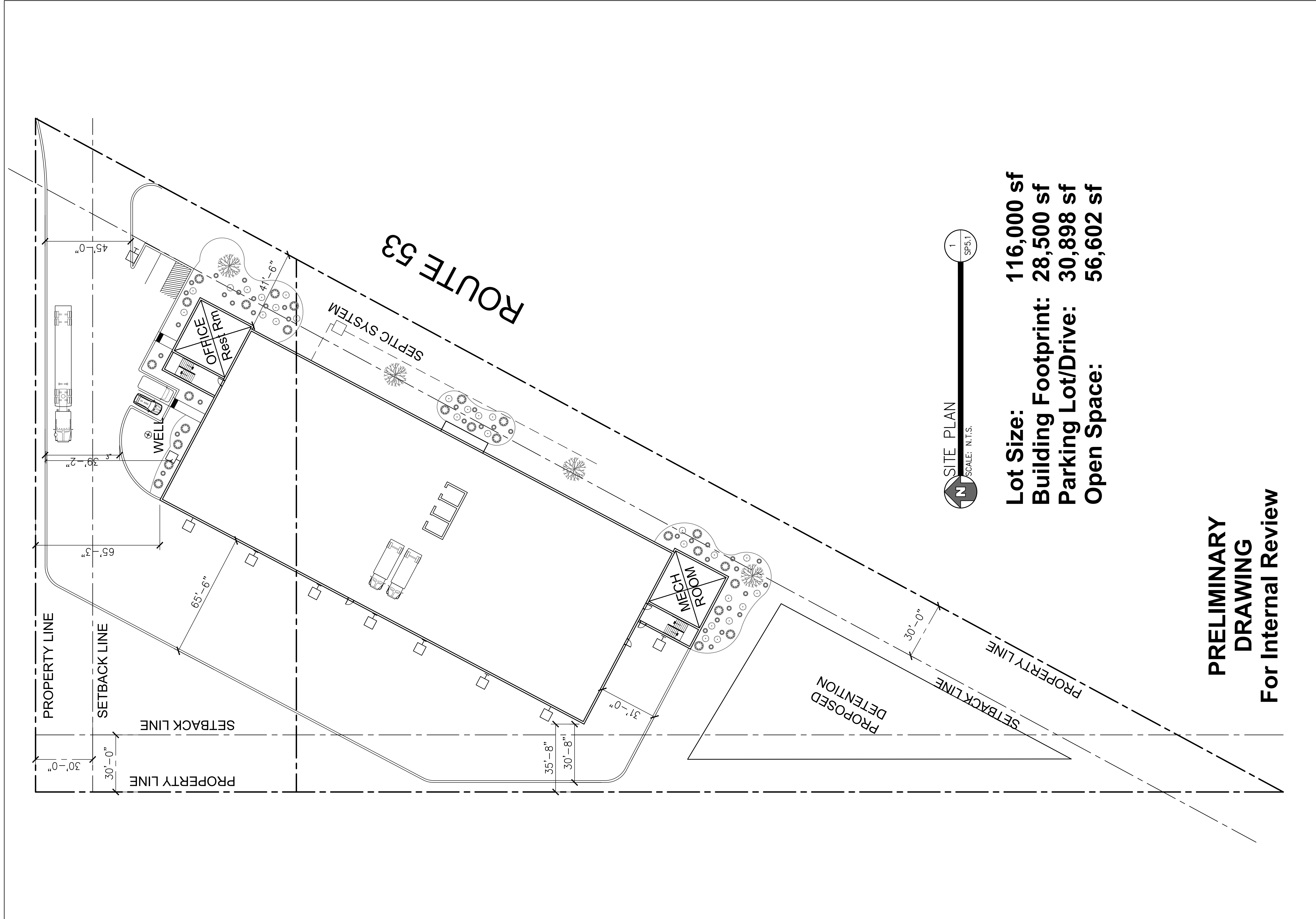
E-C3: Door Cutsheets

E-D1: Lighting Cutsheet

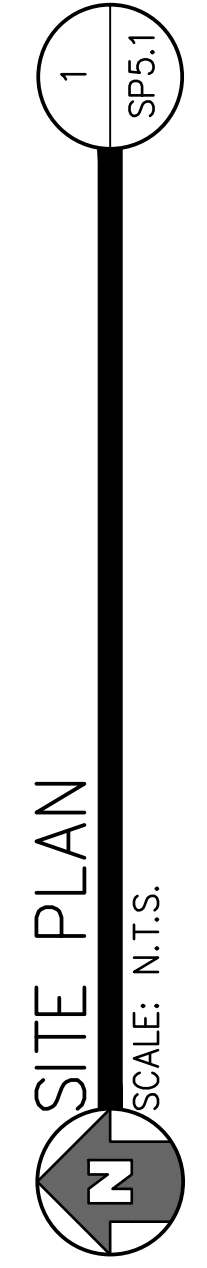
E-D2: Lighting Cutsheet

E-E1: Signage Cutsheet

E-F1: Proposed Landscape Plants

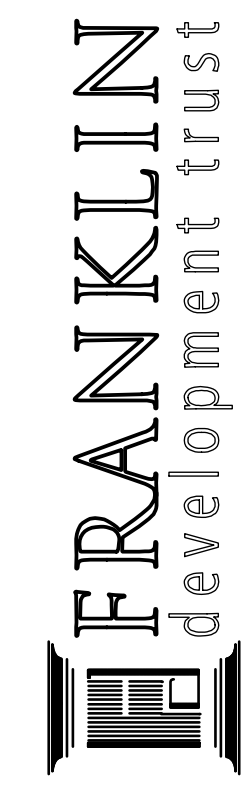


Lot Size: 116,000 sf
Building Footprint: 28,500 sf
Parking Lot/Drive: 30,898 sf
Open Space: 56,602 sf



**PRELIMINARY
DRAWING**
For Internal Review

KEEP.Rentals
Modern Self-Storage
 Long Grove, Illinois



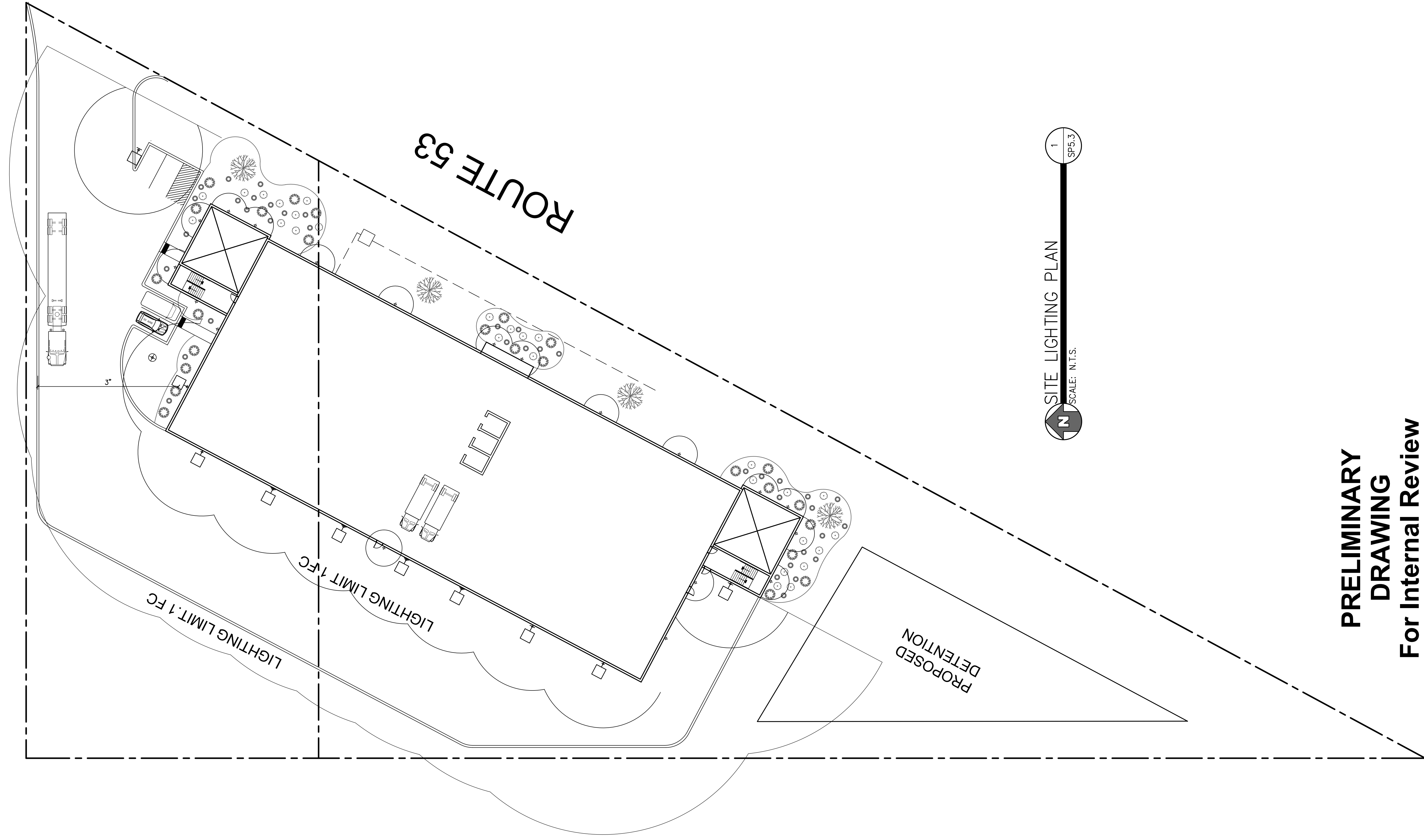
Franklin
 Development Trust
 Hinckley, Illinois
 (847) 349-1440

Project Name and Address
 KEEP.Rentals
 Modern Self-Storage
 Long Grove, Illinois

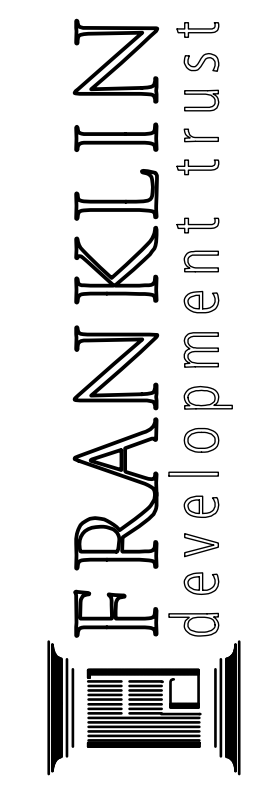
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PER PLAN.	2 of 4

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**PRELIMINARY
DRAWING**
For Internal Review



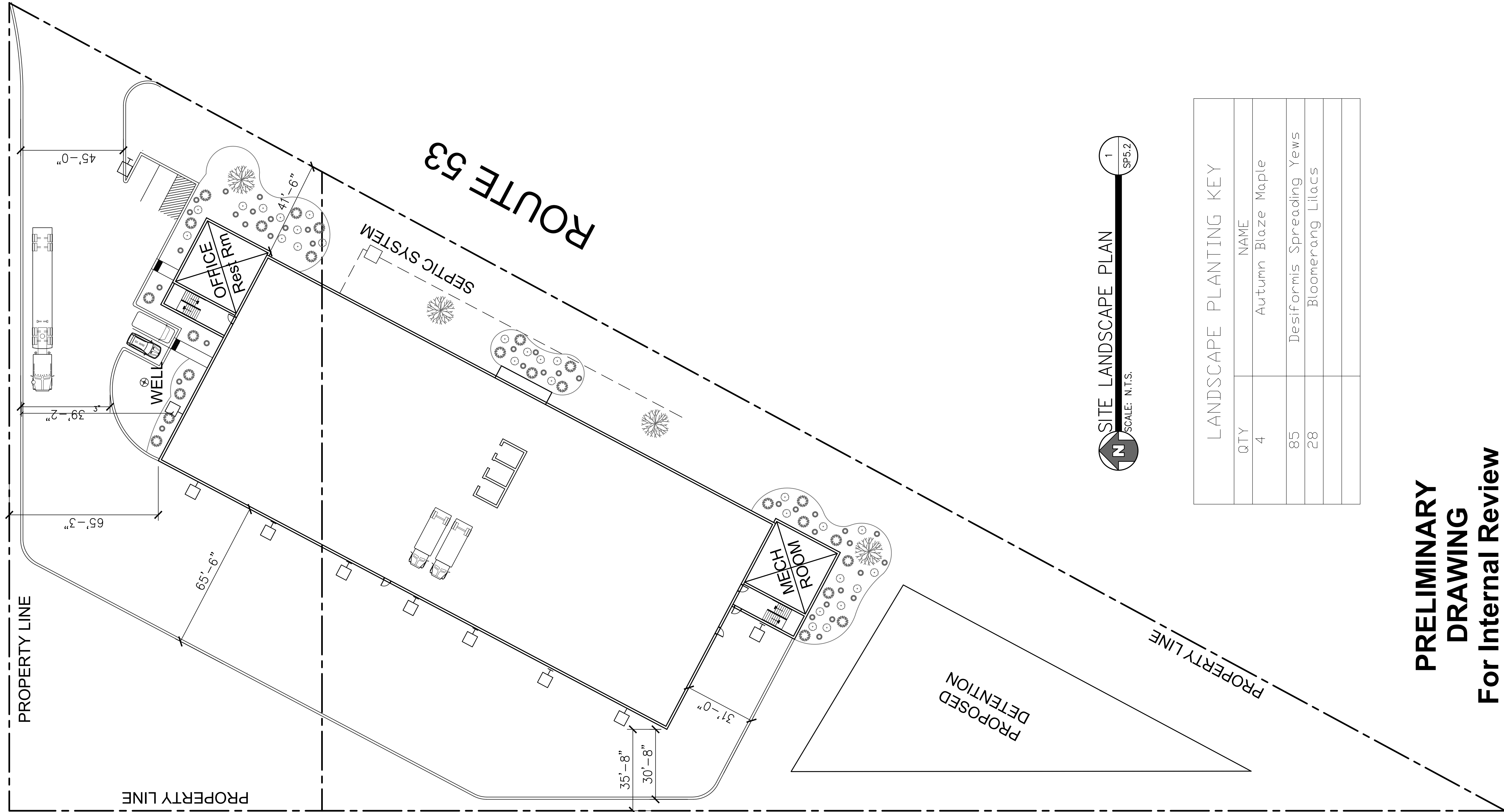
**KEEP.Rentals
Modern Self-Storage**
Long Grove, Illinois

Franklin
Development Trust
Hinckley, Illinois
(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

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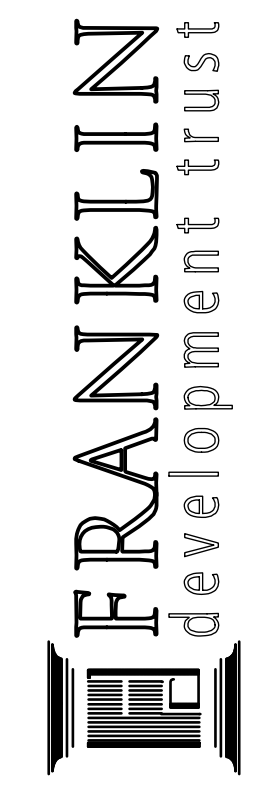


SITE LANDSCAPE PLAN
 SCALE: N.T.S.
 1
 SP5.2

LANDSCAPE PLANTING KEY	
QTY	NAME
4	Autumn Blaze Maple
85	Desiformis Spreading Yews
28	Bloomerang Lilacs

**PRELIMINARY
 DRAWING**
 For Internal Review

Revision/Issue	Date

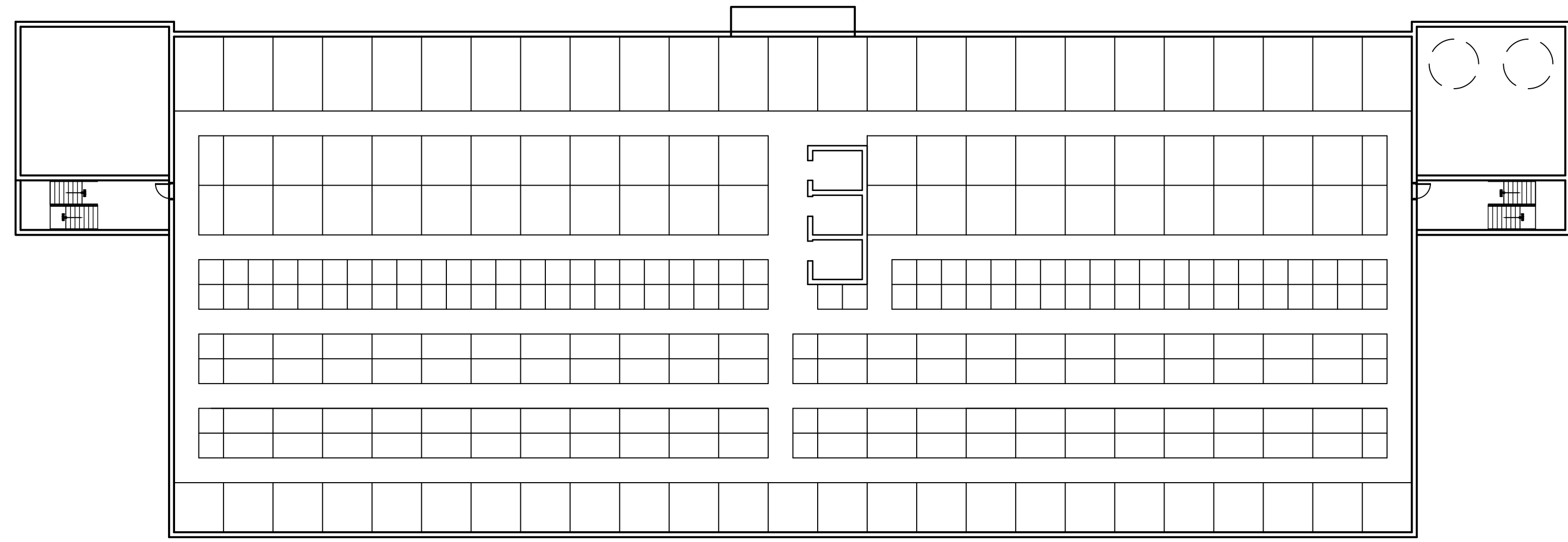


KEEP.Rentals
Modern Self-Storage
 Long Grove, Illinois

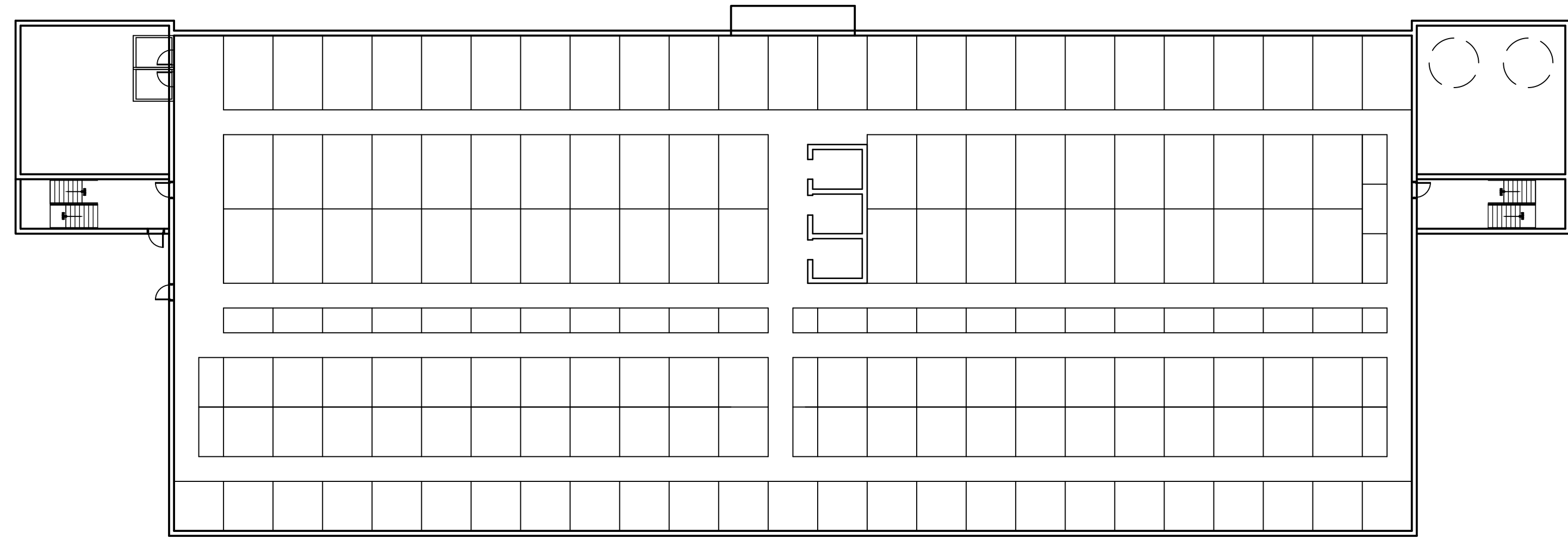
Franklin
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 Hinckley, Illinois
 (847) 349-1440

Project Name and Address
 KEEP.Rentals
 Modern Self-Storage
 Long Grove, Illinois

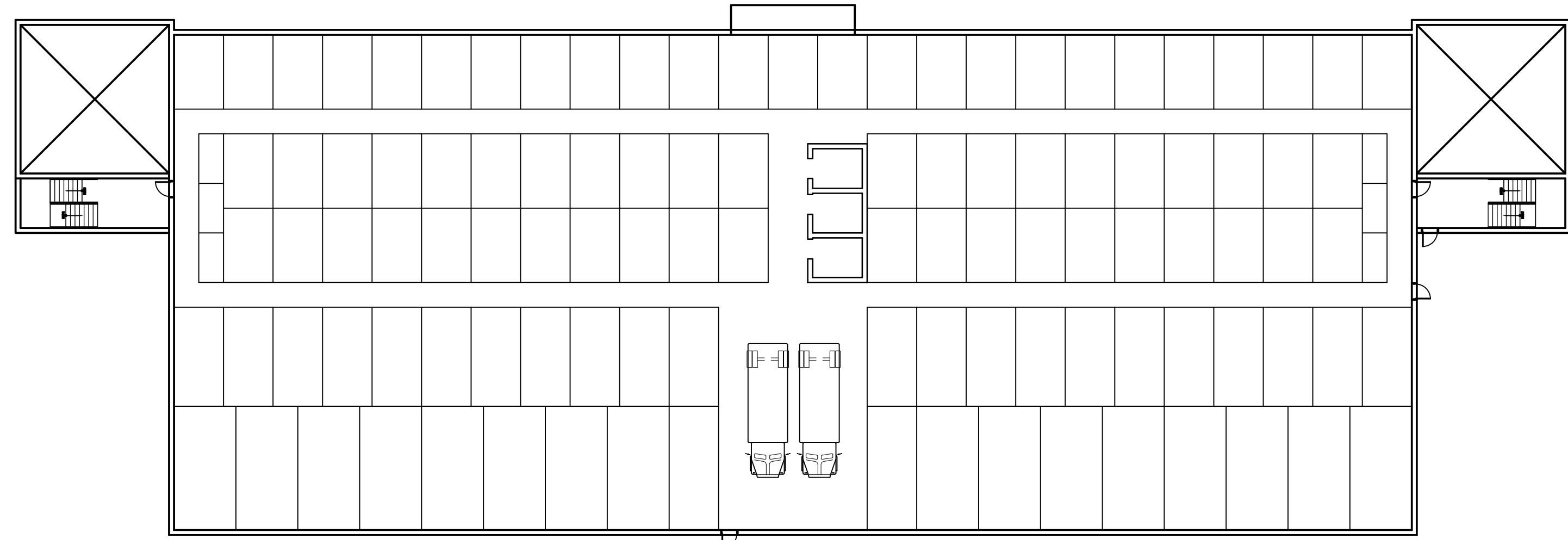
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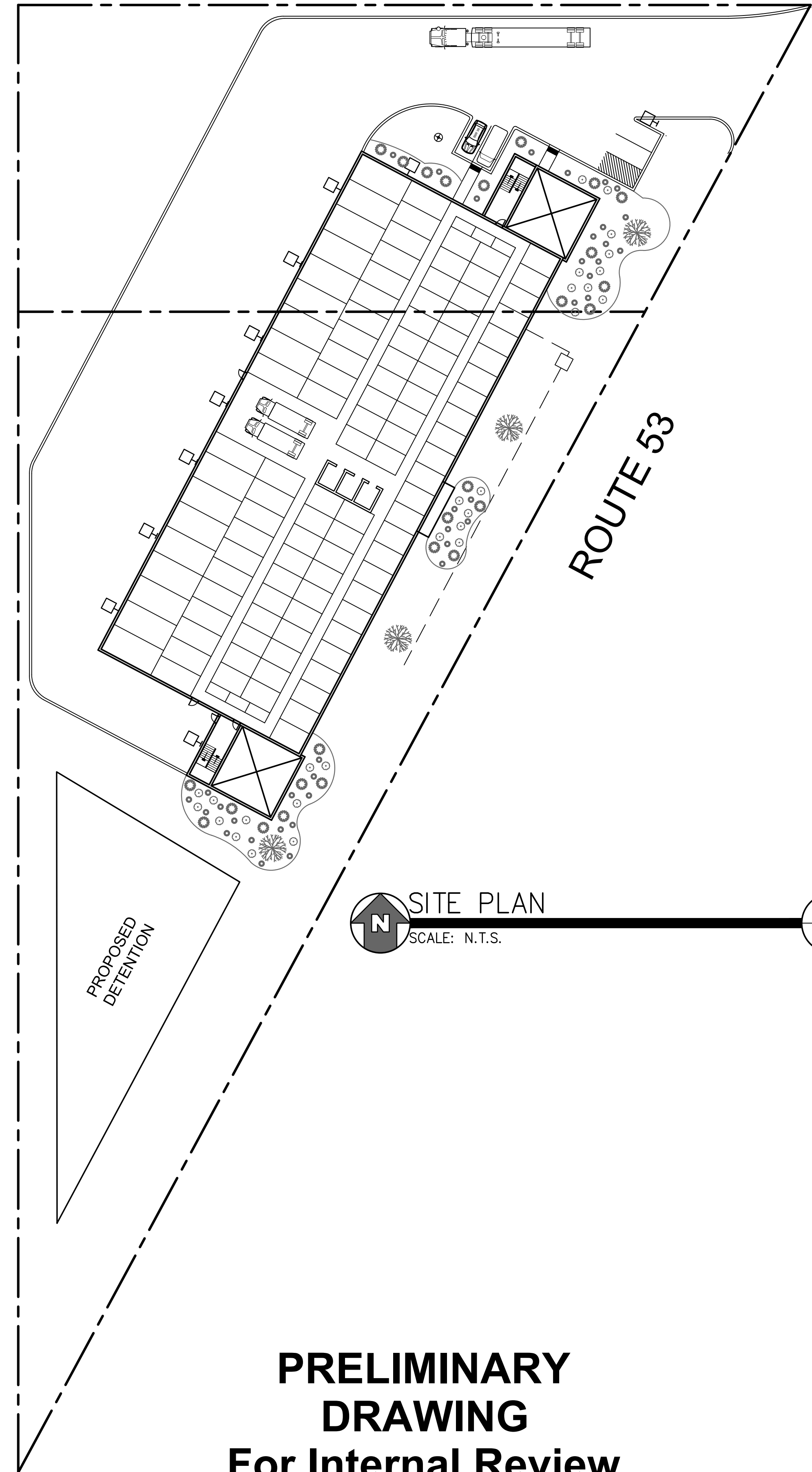
UPPER LEVEL FLOOR PLAN 3
SCALE: N.T.S. SP5.0



MIDDLE LEVEL FLOOR PLAN 2
SCALE: N.T.S. SP5.0



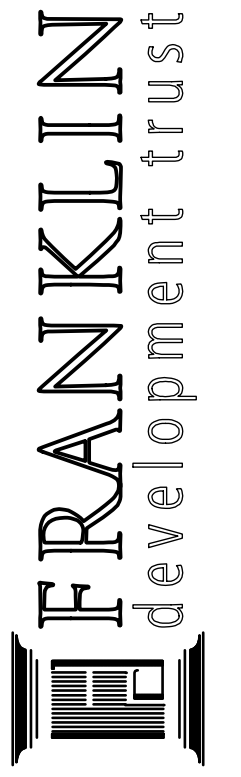
LOWER LEVEL FLOOR PLAN 1
SCALE: N.T.S. SP5.0



SITE PLAN 4
SCALE: N.T.S. SP5.0

**PRELIMINARY
DRAWING
For Internal Review**

Revision/Issue	Date



**KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois**

Franklin
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(847) 349-1440

Project Name and Address
KEEP.Rentals
Modern Self-Storage
Long Grove, Illinois

211201	Sheet
05/05/2022	SP5.0
PER PLAN.	1 of 4

Proposed Renderings



North Elevation: Main Office



North Elevation: Main Office / Entry



East Elevation



South Elevation

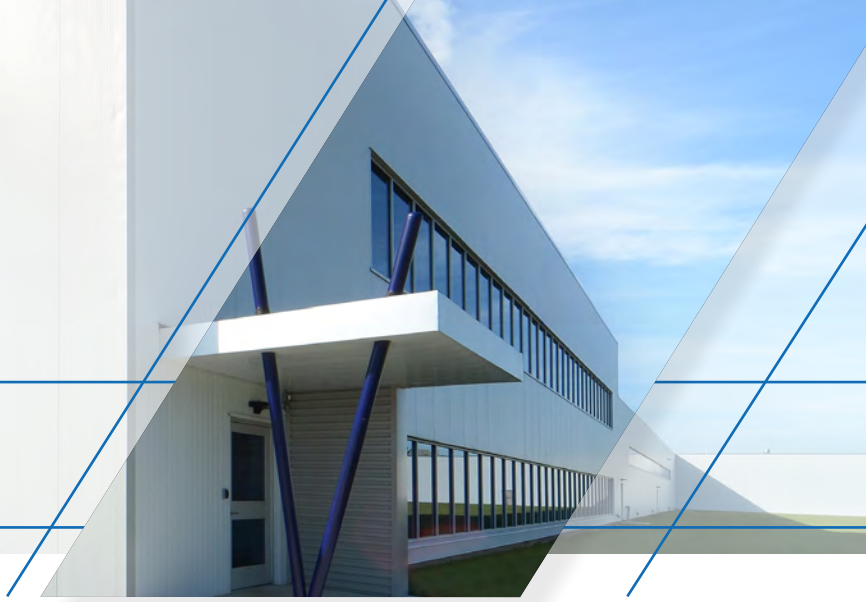


West Elevation



CF MESA

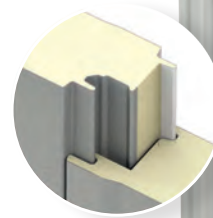
INSULATED METAL WALL PANEL



The Metl-Span CF Mesa insulated metal panel is well suited for exterior and interior walls and ceiling applications. The lightly corrugated profile on both faces creates symmetry on the outside of the building and room to room within. The minor rib provides a flattened appearance. Mesa panels are ideal for commercial, institutional and industrial applications.

LOCK & GROOVE SYSTEM

PANEL



PANEL PROFILE



PRODUCT SPECIFICATIONS

WIDTH • 30", 36", 42"

THICKNESS • 2", 2½", 3", 4", 5", 6", 8"

LENGTH **NON-DIRECTIONAL EMBOSSED** **UNEMBOSSED**
 8'-0" to 32'-0" Horizontal 8'-0" to 16'-0" Horizontal
 8'-0" to 52'-0" Vertical 8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Longitudinal planks spaced at nominal 4" on center, nominal ⅛" deep, embossed or unembossed

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

INTERIOR PROFILE • Mesa, nominal ⅛" deep or Light Mesa, nominal ¼" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel or 304 or 316 stainless steel in 26, 24 and 22" Ga.

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

CORE • Foamed-in-place, zero ozone depleting (zero ODP) Class 1 foam

U-FACTORS AND R-VALUES*

U-FACTOR (BTU/h-ft²·°F)

R-VALUE (h-ft²·°F/BTU)

PANEL WIDTH: 42"

PANEL WIDTH: 42"

Panel Thickness	U-Factor	Panel Thickness	R-Value
2"	0.059	2"	17.5
2.5"	0.046	2.5"	21.9
3"	0.039	3"	26.2
4"	0.029	4"	35.0
5"	0.023	5"	43.7
6"	0.019	6"	52.5
8"	0.014	8"	70.0

** Based on ASTM C518, ASTM C1363 and thermal modeling
 ~ 22 Ga not available for stainless steel

DESIGN FEATURES & BENEFITS

- Consistent high quality with foamed-in-place panel manufacturing
- Easily washable
- Utilizes concealed clips and eliminates thermal short circuits
- Easy and fast installation, with reduced construction labor costs
- Interior and exterior applications

Metl-Span: All-In-One Performance
 1720 Lakepointe Drive, Suite 101, Lewisville, Texas 75057 (p) 877.585.9969 metlspan.com

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SKU# 307209991184

TESTING: CF MESA INSULATED METAL WALL PANEL

TEST/ APPROVAL	TEST METHOD	TEST TITLE	RESULTS
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread <25, smoke developed <450
	ASTM E119	Fire Tests of Building Construction Materials	One hour non-load bearing rating with two layers of Type X Gypsum Vertical or horizontal installation
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior wall requires FM 4881 approval
	NFPA 259	Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285
	NFPA 285-19	Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies	Panel assembly met the requirements of the standard
	NFPA 286	Fire Tests for Evaluating Contribution of Wall and Ceiling Finish to Roof Fire Growth	Test specimen met the criteria of the IBC Section 803.1.2.1
Fire Canada	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	One hour non-load bearing fire rating with two layers of Type X Gypsum
	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	Meets 15 minute stay-in-place requirements
	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements
	CAN/ULC S134	Fire Test of Exterior Wall Assemblies	Complies with the fire-spread and heat-flux limitations required by the National Building Code of Canada
	CAN/ULC S138	Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration	Met the criteria of the standard
Structural	ASTM E72	Strength Tests of Panels for Building Construction	See Load Chart
	ASTM E1592	Structural Performance of Metal Roof and Siding Systems by Uniform Static Air Pressure Differences	See Load Chart
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Wall Load Chart
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.114 BTU.in/hr.ft ² .°F at 35° F mean core
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	See Thermal Performance Guide
Air Infiltration	ASTM E283	Rate of Air Leakage Through Curtain Walls Under Specified Pressure Differences	<0.01 cfm/ft ² at 20 psf Vertical or horizontal installation
Water Infiltration	ASTM E331	Water Penetration of Exterior Walls by Uniform Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure of 20 psf Vertical or horizontal installation
Special Approval	Miami-Dade NOA	Product Approval for City of Miami and Dade County	Product has City of Miami and Dade County Notice of Acceptance
	State of Florida	Product Approval for the State of Florida	Product has State of Florida approval

Note: Miami Dade and Florida testing is not available on 8" thickness

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at metlspan.com.



the power of possibilities™

INSTALLATION GUIDE
KURASTONE

NICHIHA ARCHITECTURAL WALL PANELS
INSTALLATION GUIDE
KURASTONE™

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**GENERAL INSTRUCTIONS FOR
KURASTONE™**

This guide is intended to provide the key information needed to successfully install Nichiha's KuraStone Architectural Wall Panels (AWP). It applies to StackedStone, LedgeStone, FlagStone, and Sill Chiseled. Further installation information and technical resources such as animated instructional videos, three-part specifications, product testing and certifications, architectural details, and other technical documents are available on our website: Nichiha.com/resources.

Install products in accordance with the latest installation guidelines and all applicable building codes and other laws, rules, regulations and ordinances. Review all installation instructions and other applicable product documents before installation. (Figure 1)

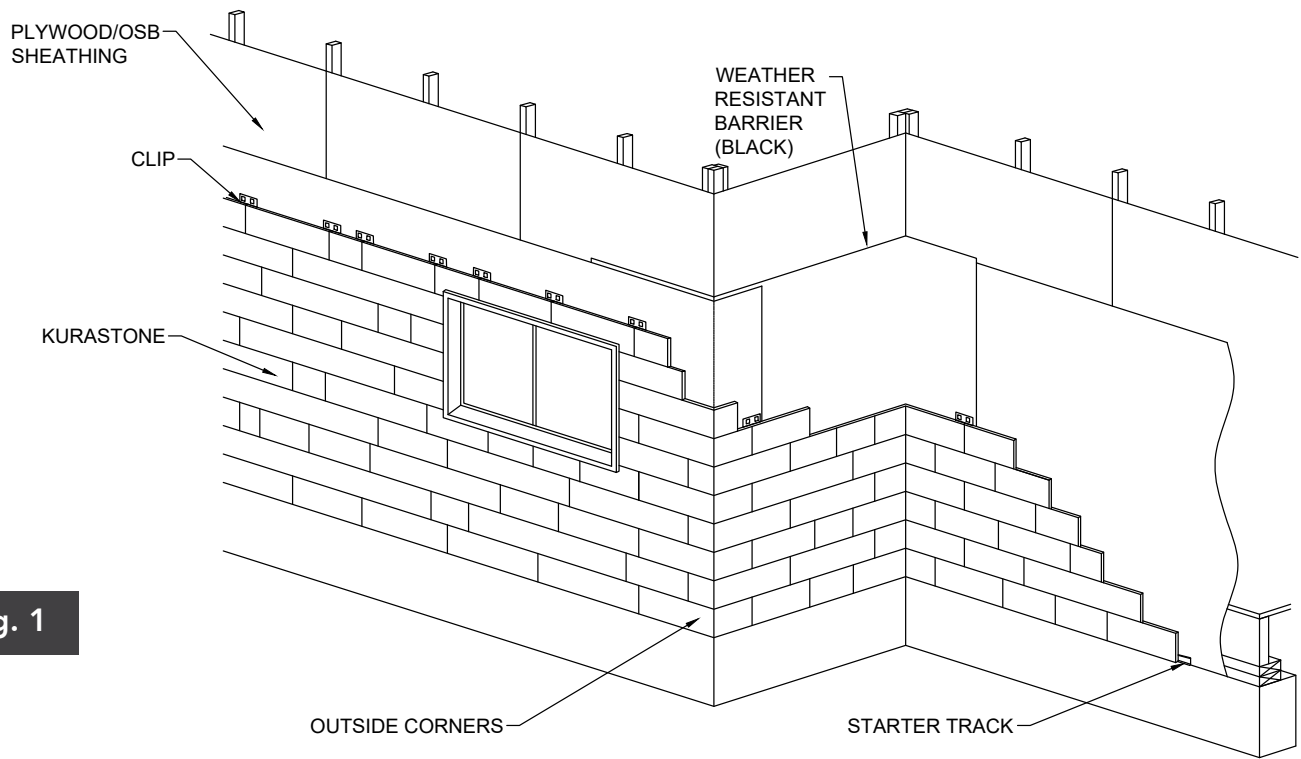


Fig. 1

BASICS OF KURASTONE™

KuraStone pieces are designed with no dedicated top or bottom, so that you can flip pieces to ensure a random pattern. KuraStone may only be installed in a horizontal orientation.

KuraStone Wall Pieces

Unlike AWP-1818 and 3030, KuraStone wall pieces are not ship-lapped, nor do they have sealant gaskets on any of their edges. KuraStone pieces feature grooves on four sides, so that clips and starter track can be inserted into any side.

StackedStone and LedgeStone wall pieces are 6" in height and come in three lengths: 10-1/4", 15-3/8" and 25-5/8". Actual Dimensions: 150mm (h) x 260, 390, or 650mm (l).

When installing, randomly use the different lengths in order to stagger seams on the wall. One pack contains three long, two short, and two medium pieces.

FlagStone pieces are 11" x 18". Actual Dimensions: 280mm (h) x 455 mm (l).



StackedStone



LedgeStone



FlagStone

KuraStone Outside Corners

Each KuraStone Outside Corner is manufactured with a short and a long side. Flip Corners on each course so that a long side always aligns with a short side and the pieces alternate in orientation. (Outside Corners not available in FlagStone.)



FlagStone Borders

Use FlagStone Borders for material transitions or against door and window trim (optional) and at outside corners. Borders have one 1-1/2" finished return edge and are designed with no dedicated top or bottom.



FlagStone Borders come in 18" (large) and 9" (small) lengths.

KuraStone Sill Chiseled

KuraStone Sill Chiseled can be used as a transition or border detail between Nichiha products, as well as a window sill detail.



Sill Chiseled pieces are 23-5/8" long, 1-7/8" high at the back face, and 2-1/4" thick.

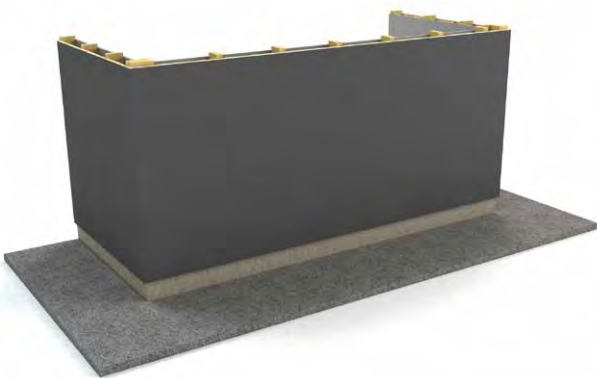
CONSTRUCTION REQUIREMENTS

Prior to Nichiha installation, closely inspect exterior wall substrate and correct any problems. Walls that are out of plumb, for example, can negatively impact the installation quality of AWP. Nichiha Spacer may be used in conjunction with panel attachment hardware if necessary to ensure an even substrate.

KuraStone StackedStone, LedgeStone, and FlagStone pieces can be installed on braced wood or steel stud (18 GA or heavier) construction spaced at 12" to 24" o.c.

It is required that plywood sheathing or APA rated 7/16" or thicker oriented strand board (OSB) be used to ensure fastener holding power.

WRB is required when installing KuraStone. Use a dark or black fluid-applied WRB over sheathing or use a code-approved WRB covered with a layer of 15-lb. black felt as defined by the 2015 IRC. Refer to local building codes. Nichiha is not liable for water infiltration.



All openings must have appropriate flashing (such as water-proofing tape) to prevent moisture penetration. Follow industry waterproofing best practices and guidelines and all local building codes.

LIMITATIONS, TECHNICAL REVIEWS AND SPECIAL APPLICATIONS

Natural limitations on product usage are inherent to any cladding product's design, physical characteristics, and attachment system. Nichiha AWP are intended as a low-to-mid-rise cladding product and are not for use on high-rise buildings.

Any project of more than three stories or 45 feet, as well as those located in high wind coastal areas (Exposure Categories C and D with Basic Wind Speed in excess of 130 mph), requires a technical review by Nichiha to evaluate feasibility via our Technical Review and Special Application Form (SAF) process. By evaluating a project's unique criteria and design, we can reference independently test-derived and calculated wind load performance data for our products to determine whether and how the panels can safely be installed on the project. Contact your local rep or Nichiha technical department for details or to initiate an SAF.

AWP are not to be used in any applications/uses not specified or described in this installation guide or other Nichiha technical documents. Any such use shall not be backed by the manufacturer's product warranty.

PRODUCT INSPECTION

Inspect all products thoroughly prior to installation. Do not install any product which may have been damaged in shipment or displays damage to the primer or finish coat.

Should you have a question about your order, contact your local dealer or Nichiha Customer Service toll-free at 1.866.424.4421.

STORAGE & HANDLING

KuraStone MUST be stored flat and off the ground prior to installation. Storage of siding on pallets is recommended.

KuraStone MUST be kept dry and stored in a covered area or covered with wrap before installation.

Carry products on edge. Do not carry or lift KuraStone flat. Improper handling may cause damage or cracking.

Nichiha is not liable for damage caused by improper storage or handling.

MINIMUM CLEARANCES

Always maintain a minimum 2" clearance between KuraStone and steps, driveways and decking products.

When installing KuraStone pieces, leave a minimum of 6" from soil grade or 2" from hard surface to the bottom of the starter track and pieces.

At roof and wall junctures and in accordance to roofing manufacturer's instructions, flashing and counterflashing is required. KuraStone pieces must be installed with a minimum 1" clearance from roofing.

For interior applications, KuraStone may be installed directly over floor level.

CUTTING¹

As with any natural stone, masonry, or concrete based product, when cutting, drilling, sawing, sanding, or abrading fiber cement cladding, proper safety measures must be taken due to the potential for airborne silica dust, an OSHA-identified hazardous substance that can pose serious medical risks.

Always cut KuraStone pieces outside or in a well-ventilated area. Do not cut KuraStone in an enclosed area.

Always cut pieces from the front to minimize chips on face.

Always wear safety glasses and NIOSH/OSHA approved respirator with a rating of N, O, or P 100. Carefully follow the respirator manufacturer's instructions as well as applicable governmental safety regulations concerning silica. Refer to Nichiha's SDS for more information.

Use a miter saw with a diamond-tipped fiber cement or masonry blade when cutting KuraStone.

1. See Silica Dust Warning on last page.*



FASTENING

Corrosion resistant screws such as stainless steel or hot-dipped galvanized wood screws appropriate to local building codes and practices must be used to fasten KuraStone Clips and Starter Track to sheathing.

Nichiha is not liable for the corrosion resistance of fasteners. Do not use fuel-cell, pneumatic, powder-actuated, or aluminum staples, nails, or fasteners that are not rated or designed for intended use.

Use a minimum 3/4", fully-threaded, #8 or greater wood screw. **DO NOT USE NAILS** for fastening KuraStone pieces.

FINISHING & MAINTENANCE

Use exterior-grade, high-quality sealant that complies with ASTM C-920 for all gaps that require filling with sealant. Follow manufacturer's written instructions for use.

All field cut edges must be covered with sealant, primer, or paint such as Kilz Max.

Any dents, chips, scratches, etc. on KuraStone™ must be filled with exterior-grade cementitious filler or patching. Follow manufacturer's instructions for use.

INSTALLATION HARDWARE

KuraStone Clips, Starter Track, and Spacer can be used with all KuraStone pieces.

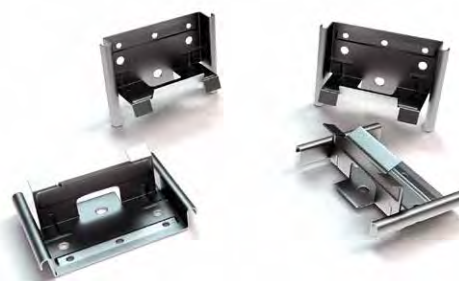
Ultimate Starter Track / FA700

Ultimate Starter Track has pre-drilled fastener holes spaced approximately 2" o.c. Starter Track also features weep holes spaced approximately 2" o.c. Starter Track pieces are 10 feet long and there are 10 pieces in a package. KuraStone pieces should sit flush with the Starter Track.



KuraStone Clip / JE 720

The JE720 Clip creates a 10mm air/drainage cavity between the sheathing and KuraStone pieces. It can be used either horizontally or vertically on all KuraStone pieces. Clips are placed at each vertical joint and at the center of the bottom of each individual piece.



10mm (FS1010) Spacer

The 10mm green plastic Spacer is used to ensure correct rainscreen depth and panel stability where clips cannot be used and face fastening is required. It is also helpful in creating consistent sealant gaps. The 5mm Spacer (FS1005) is paired with 5mm hardware (Sill Chiseled Clips - see page 15). Spacer is 48" in length.



KURASTONE INSTALLATION

LAYOUT PLANNING

Lay out piece placement conceptually on paper or physically set/arrange pieces on flat surface prior to installation.

Create a stair-step-like stagger with large and small pieces in each course. Define a pattern going up the wall so that the 4th or 5th course is the same as the first.

Avoid lining up seams within two rows of one another. (Figure 16)

INSTALLING ULTIMATE STARTER TRACK

The Nichiha Ultimate Starter Track (FA700) must be level and attached at a minimum of 6" above finished soil grade or per local building codes (use a level to verify). When installing over a hard surface such as driveways or sidewalks, leave a 2" clearance.

For interior applications, KuraStone may be installed directly at floor finish level.

Fasten Starter Track every 8" o.c. into sheathing and over WRB.

Starter Track should end ½-1" from the outside corner edge.

Fasten Starter Track with corrosion resistant #8 or greater fully-threaded pan-head screws. DO NOT USE NAILS. (Figure 17)

Fig. 16



Fig. 17



INSTALLING FIRST COURSE

KuraStone wall pieces do not have a dedicated top or bottom. Flip pieces as needed to ensure the stone pattern appears random and courses do not repeat within four or fewer courses.

Place the first course of pieces into the Ultimate Starter Track.

A rubber mallet or block of wood may be used to seat the pieces firmly in place and tighten. Do not hammer directly anywhere on the KuraStone pieces, as direct contact may cause cracks, gouges or chipping.

Fit pieces tightly together on both horizontal and vertical joints, ensuring the piece edges are properly butted together. Set KuraStone by tapping the edge with a block of wood until piece fits tightly.

Attach a Clip at the top of all vertical joints. Use the claw end of a hammer to set Clip tightly in place. (Figure 18)

Add Clip over center of large pieces. (Figure 19)

Ensure first course is level. (Figure 20)

Fig. 18



Fig. 19



Fig. 20

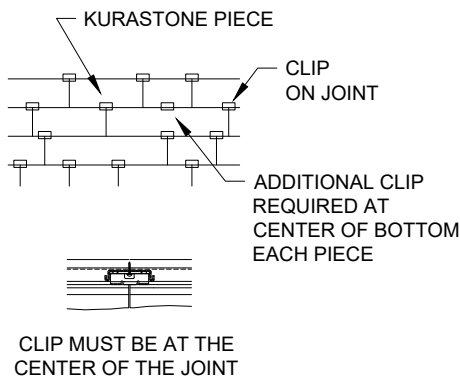


INSTALLING KURASTONE COURSES

Place a Clip at the top of each vertical joint, and place an additional Clip at the center of the bottom of every piece as needed. This is especially important with large pieces as well as all FlagStone.

Attach using appropriate screws.

Fit the bottom groove of the piece tightly into the Clip below it and continue installing course in accordance with these instructions. (Figure 21)



OUTSIDE CORNERS

StackedStone and LedgeStone

Do not pre-install the KuraStone Outside Corners first. Install them at the same time as the same-coursed pieces as regular work progresses in either direction and upward with each new course. (Figure 23)

Install the first Outside Corner and butt tightly to adjacent KuraStone wall piece (if present). Attach a Clip at the top of the vertical joints on both sides of the Corner, as well as a Clip 2-3" from the outside corner on the long return side. (Figure 24)

When cutting pieces is necessary, cut the adjacent KuraStone wall piece, not the Outside Corner piece. (Figure 25)

Flip Corners on each course so a long side always aligns with a short side and the pieces alternate in orientation as they are stacked. (Figure 26)

INSIDE CORNERS

At inside corners, KuraStone wall pieces can be butted together. Fill the joint with ASTM C-920 polyurethane sealant.

Wall pieces can also be mitered to create a sharp 90 degree angle.

Attach Clips at the nearest joints to the inside corner and within 2-3" of the inside corner on both sides. (Figure 22)

Fig. 22

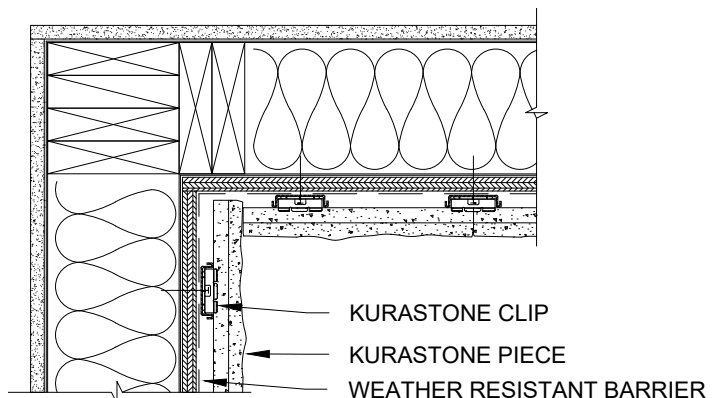


Fig. 23



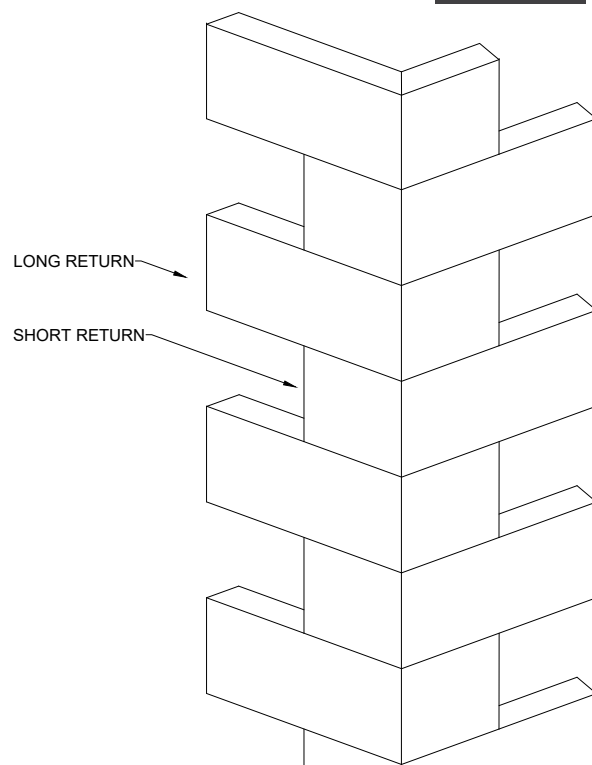
Fig. 24



Fig. 25



Fig. 26



OUTSIDE CORNERS (continued)

Fig. 27

FlagStone

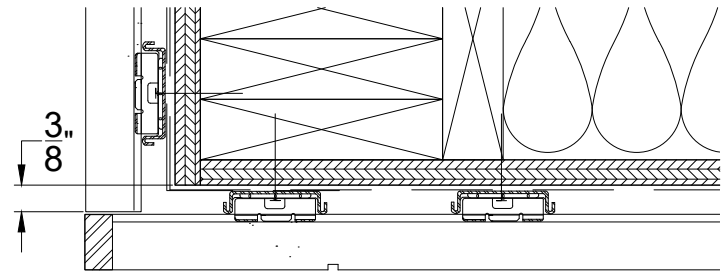
In order to wrap an outside corner with FlagStone, install regular FlagStone pieces with edges extended $\frac{3}{8}$ " past the framing/sheathing outside corner edge on the first wall.

Place and fasten Clips on all vertical joints, midpoints and within 2-3" of the ends of the pieces terminating at the outside corner.

Start the second/return wall using FlagStone Border pieces that are placed to cover the edges of the pieces on the first wall, butting the pieces together in moderate contact.

Secure with Clips at the intersection, midpoints, and at vertical joints (Figure 27).

To achieve the best overall appearance of the corner and system, alternate between short and long Border Pieces as you work from the bottom of the corner to the top as regular progress continues one row at a time.



FLAGSTONE BORDER PIECE (LARGE) - ALTERNATE BETWEEN SIZES



INSTALLING THE LAST COURSE

Install KuraStone pieces in moderate contact with any soffit or ceiling. Soffits or ceilings should be installed first.

To avoid narrow strips at the top of the wall, pre-measure height of the wall to be covered and set the starting point level accordingly based on the number of courses of KuraStone and their dimensions.

Cut pieces to fit top row height.

Attach Clips vertically on the side grooves* of the pieces at all the joints.

*Outside Corner side edges are not grooved: Add 10mm Spacer (Figure 29) and face fasten Corner pieces at the top of the wall 1" from vertical edges (Figure 30).

Face fasten edge of next piece (Figure 31) and proceed to the right with Clips secured to the grooved vertical edges of regular KuraStone pieces (Figure 32).

-or-

Add 10mm Spacer along the top of the wall. Pre-drill holes through KuraStone pieces and face fasten 1" from corners/joints and at mid-point of large pieces.

Fig. 30



Fig. 31



Fig. 29



Fig. 32



DOOR & WINDOW OPENINGS & TRIM

Appropriate flashing and waterproofing tape should be used to prevent moisture penetration on all door and window openings. Refer to local building codes for best practices.

Double-sided butyl tape is highly recommended at door and window flanges or around trim, applied prior to installing the WRB.

Opening Top

Install Ultimate Starter Track over windows and proceed as specified in *Installing First Course* guidelines.

When Starter Track cannot be used, such as when the piece above the opening is cut, install an L- or J- channel with a 1/8" gap from the door or window trim to support pieces.

Make sure the channel is level before installing pieces. (Figure 33)

Opening Sides & Trim

Install pieces to butt up to jamb/trim in moderate contact. (Figure 34)

Opening Bottom

Install pieces to butt up to trim in moderate contact and follow the steps as described in *Installing The Last Course*. (Figure 35)

Fig. 33

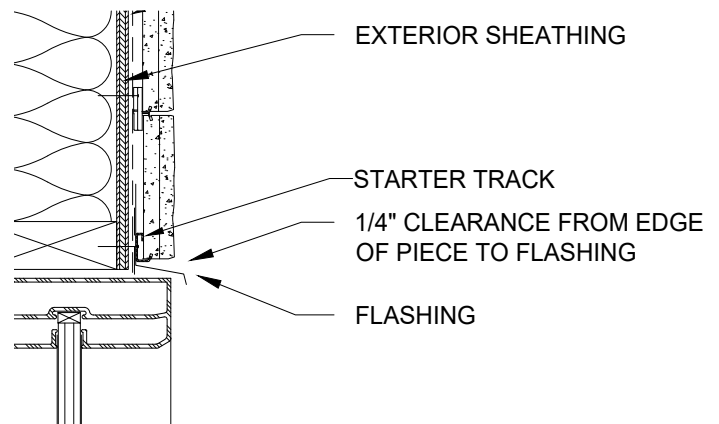


Fig. 34

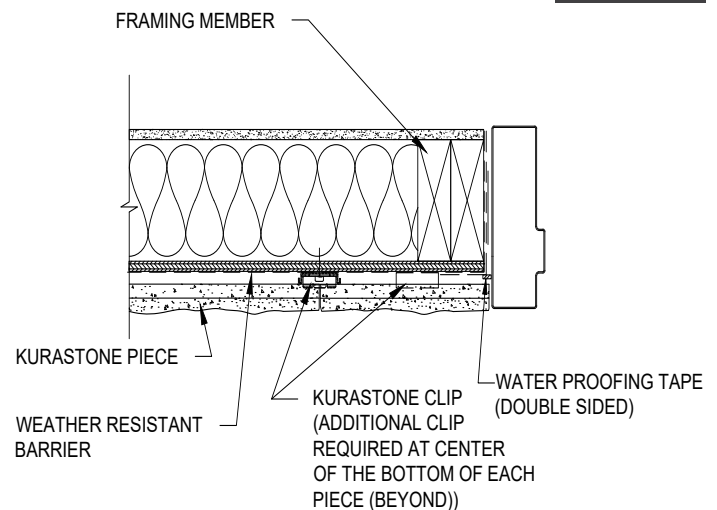
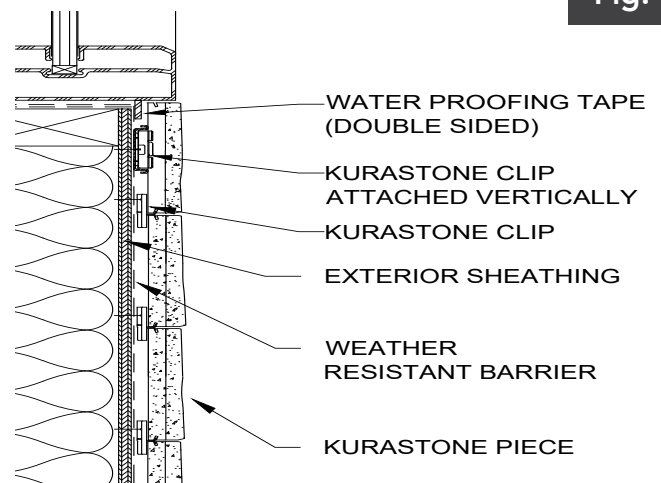


Fig. 35



SLOPED GRADE - KURASTONE BELOW STARTER TRACK

Where grade is sloped, begin with Starter Track at lowest possible continual level line and install above it as directed in this guide. To clad below Starter Track and to scribe to angled grade, take the following steps:

Below the Starter, if installing more than one course of panels, install the full-sized course butted up under the Starter and fasten upside-down Clips underneath, with the base of every vertical Kurastone joint spanned by a Clip. Also install Clips within/between the vertical joints (as in *Installing Last Course*) into the side grooves of the KuraStone pieces.

Add the next courses and fasten upside-down Clips under vertical joints and at mid-points of large pieces down until the final row/course. Cut/scribe panel to required angle. Face-fasten the bottom/cut course edges (1" from vertical joints and panel edges) with backing corrugated Spacer. (Figure 36)

Maintain the required minimum clearances above grade: 2" above hardscape, 6" above soil. Paint, prime, or otherwise seal all cut, exposed panel edges. Clean panels after cutting with clean, dry cloth to remove dust.

If installing over a masonry/CMU foundation, furring is required. This should be taken into consideration when planning the depth of the exterior wall and cladding above so that the entire wall will have a uniform depth.

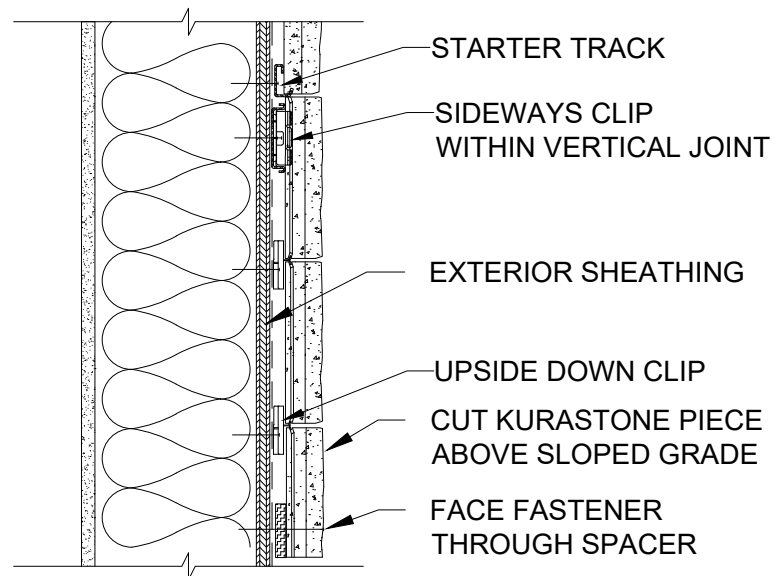


Fig. 36

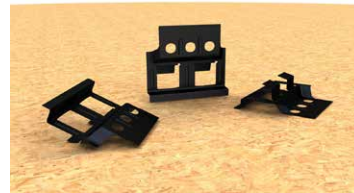
KURASTONE SILL CHISELED

GENERAL

KuraStone Sill Chiseled can be used as a transition or border detail between Nichiha products, as well as a window sill detail. Do not use Sill Chiseled as a drip edge above windows or doors.

Sill Chiseled must be installed on a minimum 7/16" plywood or OSB sheathing over braced wood or steel stud (20 gauge or heavier) construction spaced at a maximum of 24" o.c.

Sill Chiseled Clips are included with the Sill Chiseled pieces. These are 5mm clips and need to be shimmed using 5mm Spacer in order to match the 10mm rainscreen space created by KuraStone Clips and Ultimate Starter Track.



Sill Chiseled Clips



5mm Spacer

TRANSITIONS AND BORDERS

For installations above KuraStone, at the transition/border level, place each Sill Chiseled piece on top of the KuraStone so that the grooves fit securely into the KuraStone clips. Attach two KuraStone Sill Chiseled clips over 5mm Spacer above each piece, one on each side within 2" from the ends.

Where Sill Chiseled pieces butt together, moderate contact is appropriate. No sealant is necessary at butt joints. Mitered corners must be applied using a polyurethane adhesive to join miters together.

Make certain all exposed edges are sealed with paint, primer, or sealant.

When installing Nichiha panels or lap siding above Sill Chiseled, the use of a corrosion-resistant flashing is required. The flashing must be galvanized, anodized, or PVC coated. Leave a 1/4" gap above and below the flashing so there is at least 1/2" between the siding and Sill Chiseled. Do not caulk this gap or use raw aluminum flashing. (Figure 37)

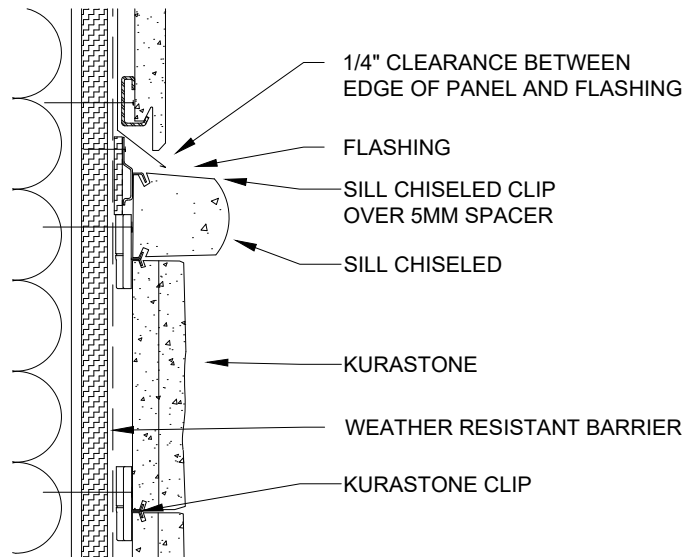


Fig. 37

WINDOW SILLS

Option One (preferred):

Attach Ultimate Starter Track upside down under the window. Place Chiseled piece so that its top groove fits over the Starter and secure with two Sill Chiseled Clips over 5mm Spacer underneath.

Sill Clips are attached upside down and spaced 2" from the ends. Fasteners should be #8 x 1-1/4" lath/flathead screws.

For the top row of KuraStone panels, butting beneath Sill Chiseled, follow *Installing The Last Course* instructions (Figure 38).

Seal all cut, exposed edges with paint, primer, or sealant. Butt edges in moderate contact.

Option Two:

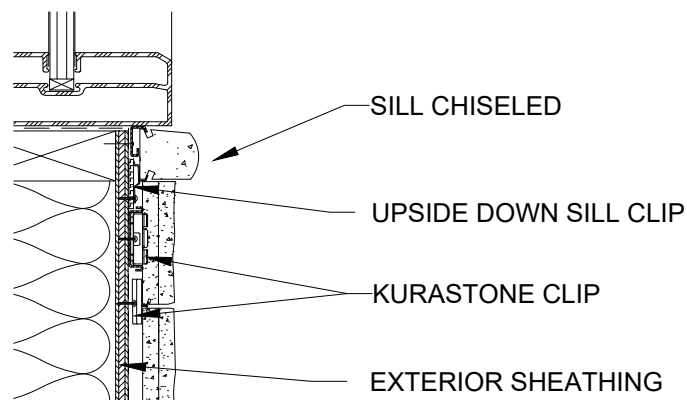
Attach a 1/16" thick, anodized aluminum L-angle channel at 1 - 7/8" below the bottom of the window. Secure the L-angle channel with #8 x 1-1/4" lath/flathead screws spaced every 16".

Next, liberally apply polyurethane construction adhesive to both surfaces of the channel and place Sill Chiseled piece firmly onto the channel, ensuring solid contact with the back/wall surface of the channel and a seating depth of 7/8".

For the top row of KuraStone panels, butting beneath Sill Chiseled, follow *Installing The Last Course* instructions.

Tip: Use a small shim between the window sill and the KuraStone Sill Chiseled to ensure sufficient pressure to keep the piece in place as the adhesive dries.

Note: Per the window manufacturer's requirements, if directed, add a sealant between the bottom of the window and the top of the Sill Chiseled piece.



Never underestimate the power of really good tools

Whether you're an architect, a builder or a contractor, Nichiha wants to see to it that you have all the information you need to make your project go as smoothly as possible. The way we see it, we're partners.

Our website offers a comprehensive collection of technical information, Architectural details, in depth specifications and everything you'll ever need to know about installing Nichiha products. We invite and encourage you to visit our website at nichiha.com.

And by all means, if you have a troublesome question or comment, our ears are always open. Call us at 1.866.424.4421 or visit us at nichiha.com.

NICHIHA WARRANTIES

- Illumination Series Panels - 15-year limited warranty* on panels, 15-year limited warranty* on finish
- Architectural Wall Panels (Brick, Block, Stone, Wood, Kurastone) - 15-year limited warranty* on panels, 15-year limited warranty* on finish
- Metal Trim: Tamlyn warrants defective -free products for a period of 10 years for the original purchaser. Please visit tamlyn.com for detailed information on terms, conditions, and limitations

*See Nichiha warranties for detailed information on terms, conditions, and limitations. Visit nichiha.com for easy downloadable warranties or call toll-free 1.866.424.4421 for a copy

Nichiha SDS are also available on our website.

Certification & testing:



PER-11053




FL # 12812

* Silica Dust Warning: NICHIHA products may contain some amounts of crystalline silica [a.k.a. sand, silicon dioxide], which is a naturally occurring mineral. The amount will vary from product to product. Inhalation of crystalline silica into the lungs and repeated exposure to silica can cause health disorders, such as silicosis, lung cancer, or death depending upon various factors. To be conservative, Nichiha recommends that whenever cutting, sawing, sanding, sniping or abrading the product, users observe Safety Instructions. For further information or questions, please consult the MSDS, your employer, or visit www.osha.gov/SLTC/silicacrystalline/index.html and www.cdc.gov/niosh/topics/silica. The MSDS for Nichiha products are available at www.nichiha.com, at your local Nichiha dealer or through Nichiha directly at 1.866.424.4421. FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND OTHER INSTRUCTION MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.
6.17 WEB



self-storage 750

The **750 Series** from Janus International is wind load rated and ideal for light-duty use in carports, barns, sheds and self-storage/commercial unit mix. Our industry-leading 3rd Generation roll-up doors are manufactured to be durable and easy to install. The 750 Series self-storage door is particularly well-suited for use in coastal areas or other locations prone to high wind speeds.



Maximum 10' x 10'

Available in sizes up to 10' x 10' and in more than 30 colors, customized for our application.



Self-Storage/ Light-Duty

Ideal for storage within carports, barns, sheds and self-storage/commercial unit mix.



Wind Load Rated

Superior construction and innovative design make this door able to withstand heavy winds and extreme weather.



Quality Guaranteed

Three-year door warranty. For paint, 35-year no-fade, 40-year film integrity.



Features

- » **Pre-Lubricated Springs**
During production, springs are factory lubricated and enclosed in a tube to protect them from the environmental elements.
- » **Dead Axle & Barrel Assembly**
An enclosed spiral barrel houses the dead axle assembly and offers durability and smoother operation as weight is distributed throughout the barrel.
- » **Ratchet Tensioning Device**
Allows you to simultaneously fine tune springs due to the eight different positions on the tension wheel, which provides equal pull on the left and right sides to ensure balanced operation of the door.
- » **26-Gauge Corrugated Door Curtain**
Manufactured from galvanized grade 80 steel and coated with super durable polyester paint in more than 30 color options.
- » **Metal Windlocks**
12-gauge provides strength and security. Windlocks do not come in contact with guides during normal door operation.
- » **Insulated Version Available**
Side and top draft stops included.

All **DRUMS** are fitted with a grease filled, shielded radial ball bearing to contribute to a smoother operation and reduce wear and friction.

Factory installed galvanized reinforced 16-gauge **BRACKETS** (12 gauge for doors over 9' wide or 8' tall) are designed to easily bolt or snap onto the guides, reducing installation time.

Galvanized, guide-mounted **HEAD STOPS** are simple to install and prevent curtain over travel when raising the door. Installed through guide after curtain is lowered, they provide definite contact with the bottom bar angle and stop clips.

The **RATCHET SPRING TENSIONER ASSEMBLY** is factory installed on the tension end of door assembly for easy tension/spring adjustment. Increments of 1/8 turn are possible. Tensioner adjusts both springs equally at the same time from only one end of the door.

Roll formed clear acrylic coated galvanized steel **BOTTOM BAR** reinforced with a 1-1/2" x 1-1/2" x 11-gauge full width galvanized angle that extends fully into the guides. The PVC bulb astragal provides positive contact with floor. Lift handle(s) installed on exterior side of bottom bar with interior stop clips and a non-rotting pull rope is attached to the inside angle.

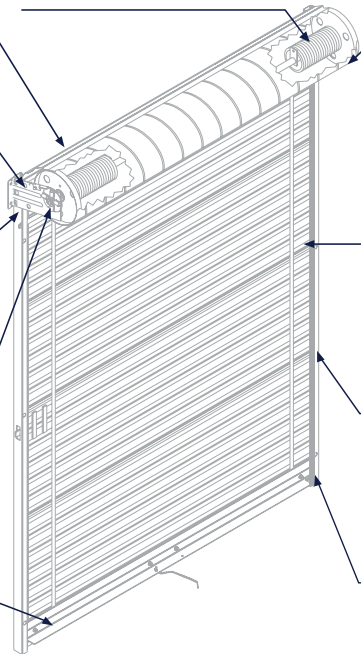
Oil-tempered helical torsion **SPRINGS** are factory lubricated to minimize friction and corrosion while increasing the spring cycle life. Spring wire conforms to ASTM A 229.

Full width galvanized steel **BARREL** totally encloses the drums, springs and axle. Barrel-type construction reduces door sag, eliminates drum dents and improves operation due to an even support of the curtain for the entire width.

Galvanized and pre-painted with long lasting Super Durable polyester paint, the 26-gauge **CORRUGATED CURTAIN** is roll formed from ASTM A 653 grade 80 steel. This premium steel yields greater door strength and minimized curtain damage. Full height felt tape on inside of curtain prevents nesting and reduces paint rubbing. Available in sizes up to 10'0" x 10'0" and in over 30 different colors.

Roll formed, 18-gauge galvanized **GUIDES** are fitted with dual polyethylene wear strips to reduce friction and muffle door noises. All guide attachment to jamb is performed through the guides without the addition of clips welded to the back of the guide. This gives a neater appearance, increased strength and aids in tight installations.

Yellow zinc coated steel or optional stainless steel 4-bolt latch factory installed. The slide exhibits magnetic properties that can be used to activate a guide mounted security sensor. **LATCH** accepts all industry padlocks, including 7/16" diameter shanks. Provision for cylinder lock included.



SPECIFICATIONS

Head Room Requirements

Opening Height	Vertical Headroom	Horizontal Headroom
Thru 7'4"	15-1/2"	17"
Over 7'4" thru 8'8"	16"	17-1/2"
Over 8'8" thru 10'0"	17"	18-1/2"
Over 10'0" thru 12'0"	18"	19"

Side Room Requirements

To Outside of Bracket Leg (both ends)	To End of Axle (both ends)
4"	4"

HIGHLIGHTS:

B Barrel: 9-1/2"

G Guide: 2", 18-gauge
2-1/4", 16-gauge

Visit JanusIntl.com for technical drawings, color options and more.

Windload Design

- Florida Building Code number FL 21450
- Not for use in HVHZ
- Push-up or electric operation
- Maximum opening width is 10'-0"
- Maximum opening height is 12'-0"
- 26-gauge curtain with windlocks on curtain for opening widths over 6'-0"

Opening Widths	Design Windload	
	Pos. PSF	Neg. PSF
Thru 3'0"	35.0	45.0
Thru 6'0"	19.9	24.4
Over 6'0" thru 8'8"	24.4	27.0
Over 8'8" thru 10'0"	19.4	22.7

Universal mount 2", 18-gauge or 2-1/4", 16-gauge galvanized steel guides require no pre-installation modifications for steel, concrete or filled masonry block applications.

HEADQUARTERS

Janus International Group
135 Janus International Blvd.
Temple, GA 30179

PLEASE VISIT OUR WEBSITE FOR ADDITIONAL INFORMATION:

- ADA Compliance
- Color Options
- Installation
- Technical Drawings
- Warranty
- Additional Locations

866.562.2580

marketing@janusintl.com

JanusIntl.com

3297 FULL-VIEW ALUMINUM INSULATED

GOOD / BETTER / **BEST**

FINISH



Clear Anodized

SUPER DURABLE POWDER COAT COLORS All powder coat colors add 1-week lead time



White Almond Sandstone Brown Bronze



Dark Bronze Gray Desert Tan Black

GLASS Plain available as non-insulated Polycarbonate

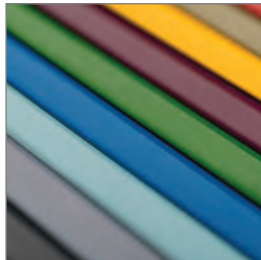
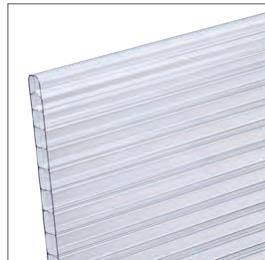


Plain*, Low E* Frosted* Tinted* Obscure



White Laminated Clear Laminated

*Available in Tempered, see C.H.I. Dealer for details



SPECIALTY GLASS

Customize your door with Specialty Glass to create a statement of your own. Visit our website frequently for updated glass styles. Contact your dealer for options and specifications.

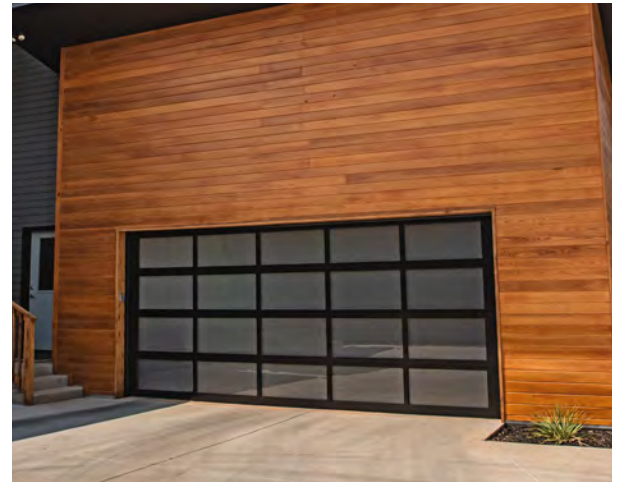
POWDER COATING

Our in-house powder coating provides 188 color options while providing a maintenance free, durable finish.




APPEARANCE PACKAGE

All hardware, including struts and track, is powder coated, creating a complete garage door system with a lasting impression.



Specifications

Panel Style	Full-View
Section Construction	2" Thick - Insulated aluminum rails with through bolt assembly and bulb seal between sections
Section Material	Heavy Duty / Aluminum
Section Profile	Polystyrene Insulation
	
Powder Coating¹	188 colors
Window Style	Full-View
Glass	Insulated and Non-Insulated
Solid Panels	Insulated and Non-Insulated
Wind Load	Non-Impact
Warranty	Limited Lifetime on Sections 3 Years on Springs 6 Years on Hardware

¹ Refer to your local C.H.I. Dealer for exact color match.

Your Local Garage Door Professional

Project	
Schedule	Date
Notes	

DESCRIPTION

naturalLED[®] Wall Lights come in 10-watt, 20-watt and 25-watts to replace your existing incandescent up to 200-watt, saving up to 90% of energy. Super energy efficient and lasts up to 50,000+ hours average life. naturalLED[®] wall lights are an ideal lighting solution for security lights, both residential, commercial and many other outdoor applications.



FEATURES

- Energy Star Qualified
- Wet Listed
- Up to 80% energy savings
- Instant on
- Light weight
- Contains no mercury or lead
- Input line voltage: 120V, 120-277V
- Power Factor: >0.9
- THD: <20%
- Beam Angle: Flood
- Operating temperature: -22°F - 95°F
- Finish: Black / White / Nickel
- 50,000 hrs rated average life

APPLICATIONS





- Security Lighting
- Accent Lighting
- Residential Lighting
- Outdoor Lighting
- Wall Lighting

WARRANTY

- 5 Year Warranty

Ordering Information		EXAMPLE: LED-FX5DWS25/33S/930/BK				
LED	FX5	DWS	25	33S	930	BK
LED	Category FX Fixture	Style DWS Down Wall Sconce	Wattage 25 25 Watts	Beam Angle 33 33°	CRI/ Color Temp 8 CRI80 9 CRI90 30 3000K 50 5000K	Color Finish BK Black NI Nickel WH White

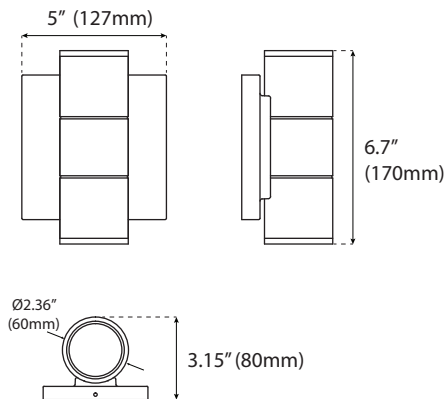
■ ORDERING

Watts (W)	Description	Color Temp (K)	Lumens (lm)	Equiv. Wattage (W)	Size	Beam Angle	Color	Voltage	Wet	ES
	Up/Down Wall Sconce (Black)									
10	LED-FXDWS10/830/BK	3000K	700	90	2.5" x 6.7"	38°	Black	120V	•	•
10	LED-FXDWS10/850/BK	5000K	700	90	2.5" x 6.7"	38°	Black	120V	•	•
20	LED-FXDWS20/830/BK	3000K	1,400	200	3.15" x 11.7"	38°	Black	120V	•	•
20	LED-FXDWS20/850/BK	5000K	1,400	200	3.15" x 11.7"	38°	Black	120V	•	•
	Up/Down Wall Sconce (White)									
10	LED-FXDWS10/830/WH	3000K	700	90	2.5" x 6.7"	38°	White	120V	•	•
10	LED-FXDWS10/850/WH	5000K	700	90	2.5" x 6.7"	38°	White	120V	•	•
20	LED-FXDWS20/830/WH	3000K	1,400	200	3.15" x 11.7"	38°	White	120V	•	•
20	LED-FXDWS20/850/WH	5000K	1,400	200	3.15" x 11.7"	38°	White	120V	•	•
	Up/Down Wall Sconce (Nickel)									
10	LED-FXDWS10/830/NI	3000K	700	90	2.5" x 6.7"	38°	Nickel	120V	•	•
20	LED-FXDWS20/830/NI	3000K	1,400	200	3.15" x 11.7"	38°	Nickel	120V	•	•
	Wall Sconce (Black)									
25	LED-FX5DWS25/33S/930/BK	3000K	1,750	250	5" x 7.5"	33°	Black	120-277V	•	•

■ SPECIFICATIONS

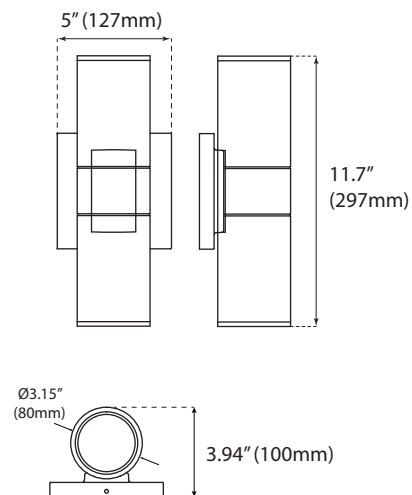
FXDWS10 (10 Watt)

Weight: 1.54-lbs



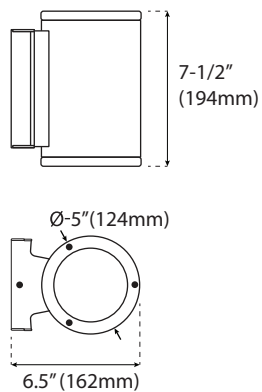
FXDWS20 (20 Watt)

Weight: 2.43-lbs



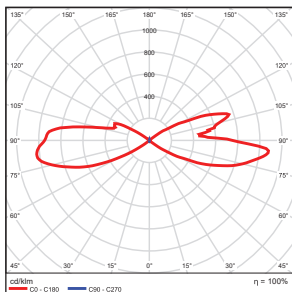
FX5DWS25 (25 Watt)

Weight: 3.75-lbs



PHOTOMETRICS CHART

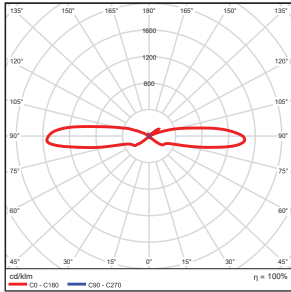
DWS - up/down Wall Sconce (10W)



Illuminance at a Distance			
	Center Beam fc	Beam Width	
2.5R	0.87 fc	1.2 ft	1.9 ft
5.0R	0.22 fc	2.3 ft	3.8 ft
7.5R	0.10 fc	3.5 ft	5.6 ft
10.0R	0.05 fc	4.7 ft	7.5 ft
12.5R	0.03 fc	5.8 ft	9.4 ft
15.0R	0.02 fc	7.0 ft	11.3 ft

■ Vert. Spread: 26.2°
■ Horiz. Spread: 41.2°

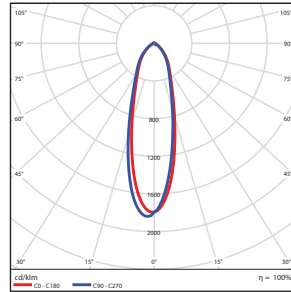
DWS - up/down Wall Sconce (20 Watt)



Illuminance at a Distance			
	Center Beam fc	Beam Width	
2.5R	2.02 fc	1.0 ft	1.3 ft
5.0R	0.51 fc	2.1 ft	2.5 ft
7.5R	0.22 fc	3.1 ft	3.8 ft
10.0R	0.13 fc	4.1 ft	5.0 ft
12.5R	0.08 fc	5.2 ft	6.3 ft
15.0R	0.06 fc	6.2 ft	7.5 ft

■ Vert. Spread: 23.3°
■ Horiz. Spread: 26.2°

5DWS - Wall Sconce (25 Watt)

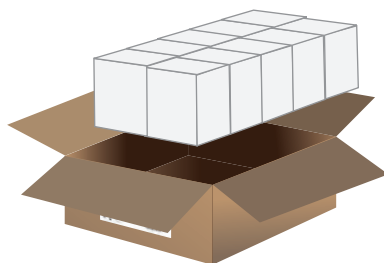


Illuminance at a Distance			
	Center Beam fc	Beam Width	
2.5R	453 fc	1.4 ft	1.4 ft
5.0R	113 fc	2.8 ft	2.8 ft
7.5R	50.3 fc	4.2 ft	4.2 ft
10.0R	28.3 fc	5.5 ft	5.6 ft
12.5R	18.1 fc	6.9 ft	7.0 ft
15.0R	12.6 fc	8.3 ft	8.4 ft

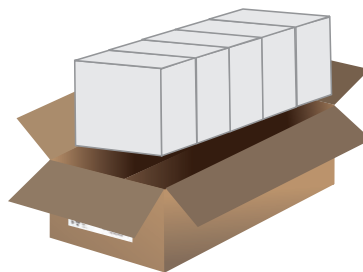
■ Vert. Spread: 31.0°
■ Horiz. Spread: 31.1°

PACKAGE

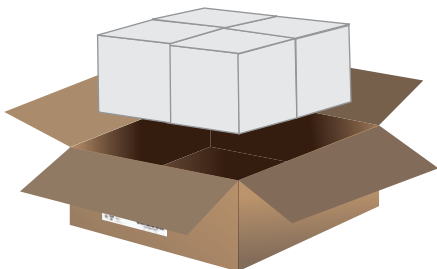
Master Pack: 10 pcs
For Up/Down Wall Sconce 10W



Master Pack: 5 pcs
For Up/Down Wall Sconce 20W



Master Pack: 4 pcs
For Wall Sconce 25W



C-WP-D-TR Series

Traditional-Style LED Wall Pack with Glass Lens

Replaces up to 400W PSMH



PACK UP THIS ONE

Our dimmable cULus Listed Traditional-Style LED Wall Pack has a glass lens, delivers up to 23,400 lumens, is available in 4000K and 5000K, and comes with a 5-year limited warranty. It also features four ½" NPS tapped conduit knockouts for flexibility with mounting options.



PRODUCT SPECIFICATIONS

OVERVIEW

- Max. Delivered Lumens: Up to 23,400 Lumens
- CRI: ≥ 80 (**4L, 6L, 9L & 14L**), ≥ 70 (**18L & 23L**)
- CCT: 4000K or 5000K
- Input Power: 30W (**4L**), 45W (**6L**), 67W (**9L**), 106W (**14L**), 136W (**18L**), 166W (**23L**)
- Estimated L70 Lifetime @ 25°C: > 100,000 Hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: <20% at full load
- Limited Warranty: 5-Year*
- Replaces: 100W PSMH (**4L**), 150W PSMH (**6L**), 250W MH (**9L**), 320W PSMH (**14L**), 400W MH (**18L**), 400W PSMH (**23L**)

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"> • Borosilicate prismatic glass lens • 0-10V Dimming to 10% • Extremely efficient with over 130LPW on every fixture • Easy installation • FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions 	<ul style="list-style-type: none"> • Entryways • General Area Lighting • Perimeter Lighting • Storage Facilities 	<ul style="list-style-type: none"> • Universal (120V - 277V)

CERTIFICATIONS:

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov



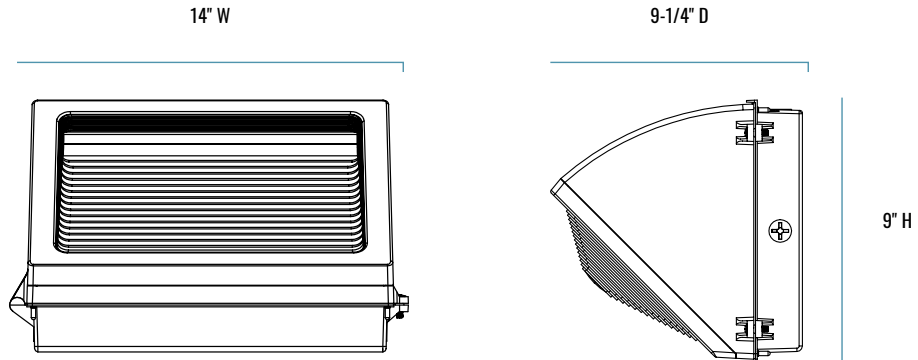
C-WP-D-TR Series

ORDERING INFORMATION

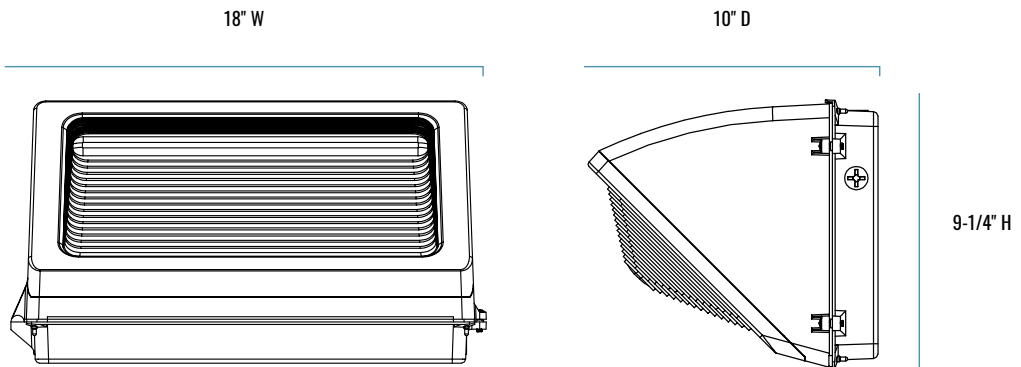
Example SKU: C-WP-D-TR-4L-40K-UL-BZ

C-WP	D	TR				UL	BZ	
PRODUCT	SERIES	STYLE	LUMEN PACKAGE			COLOR TEMP	VOLTAGE	HOUSING COLOR
C-WP	D	TR Traditional-Style	4L 4300 (4000K) 4200 (5000K) 30W 6L 6200 (4000K) 6400 (5000K) 45W	9L 9100 (4000K) 9200 (5000K) 67W 14L 14,000 (4000K) 14,300 (5000K) 106W	18L 18,600 (4000K) 18,700 (5000K) 136W 23L 22,600 (4000K) 23,400 (5000K) 166W	40K Neutral White (4000K) 50K Cool White (5000K)	UL Universal (120-277V)	BZ Dark Bronze

C-WP-D-TR-4L, 6L, 9L & 14L



C-WP-D-TR-18L & 23L



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/4" D x 14" W x 9" H (4L, 6L, 9L & 14L), 10" D x 18" W x 9-1/4" H (18L & 23L)	8.4 lbs. (4L), 9.08 lbs. (6L), 10.05 lbs. (9L), 10.34 lbs. (14L), 15.92 lbs. (18L), 17.4 lbs. (23L)	10 to 15 feet (4L) & 20 to 25 feet (6L, 9L, 14L, 18L, 23L)	2 to 3 times the mounting height

C-WP-D-TR Series

FIXTURE SPECIFICATIONS

HOUSING	Heavy-duty dark bronze die-cast aluminum
LENS ASSEMBLY	Borosilicate prismatic glass lens
MOUNTING	Four 1/2" NPS tapped conduit knockouts for flexibility with mounting options

LUMINAIRE AND ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	ESTIMATED L ₇₀ LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-40°F to 104°F (-40°C to 40°C)	> 100,000 Hours	> 0.9 at full load	<20% at full load

SKU	REPLACES	LUMEN OUTPUT	BUG RATINGS*	SYSTEM WATTS	CURRENT DRAW (AMPS)			
					120V	208V	240V	277V
C-WP-D-TR-4L-40K-UL-BZ	100W PSMH	4300 L	B1-U3-G3	30W	0.251	0.15	0.132	0.117
C-WP-D-TR-4L-50K-UL-BZ		4200 L						
C-WP-D-TR-6L-40K-UL-BZ	150W PSMH	6200 L	B1-U3-G4	45W	0.384	0.227	0.20	0.176
C-WP-D-TR-6L-50K-UL-BZ		6400 L						
C-WP-D-TR-9L-40K-UL-B	250W MH	9100 L	B2-U4-G3	67W	0.57	0.35	0.31	0.30
C-WP-D-TR-9L-50K-UL-BZ		9200 L	B2-U4-G4					
C-WP-D-TR-14L-40K-UL-BZ	320W PSMH	14,000 L	B3-U4-G4	106W	0.89	0.53	0.46	0.42
C-WP-D-TR-14L-50K-UL-BZ		14,300 L	B2-U4-G5					
C-WP-D-TR-18L-40K-UL-BZ	400W MH	18,600 L	B3-U4-G4	136W	1.20	0.67	0.59	0.52
C-WP-D-TR-18L-50K-UL-BZ		18,700 L						
C-WP-D-TR-23L-40K-UL-BZ	400W PSMH	22,600 L	B3-U5-G5	166W	1.43	0.83	0.73	0.63
C-WP-D-TR-23L-50K-UL-BZ		23,400 L						

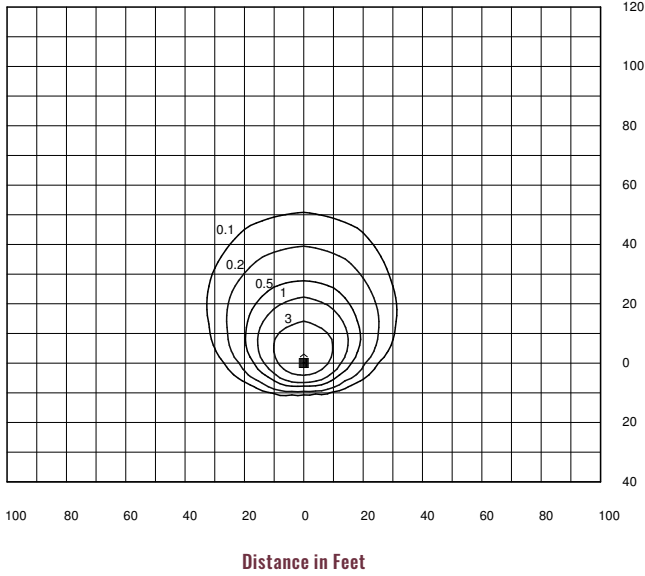
* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt.

C-WP-D-TR Series

ISO PLOT CHARTS

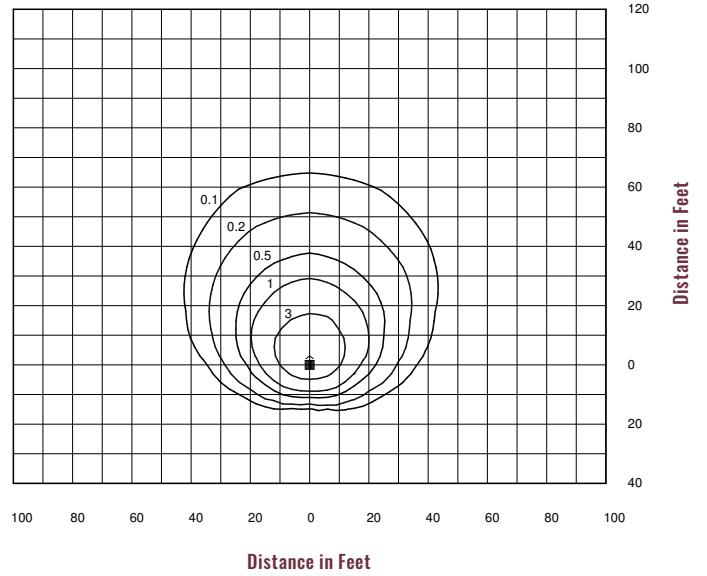
C-WP-D-TR-4L-50K

Mounting Height: 10'



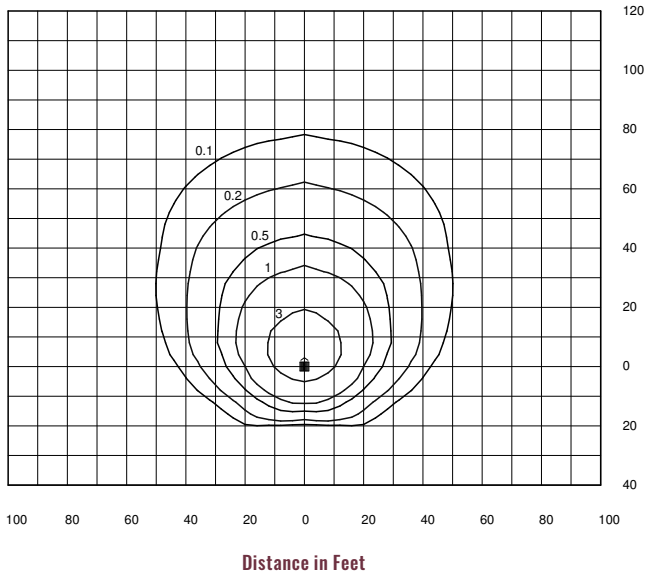
C-WP-D-TR-6L-50K

Mounting Height: 15'



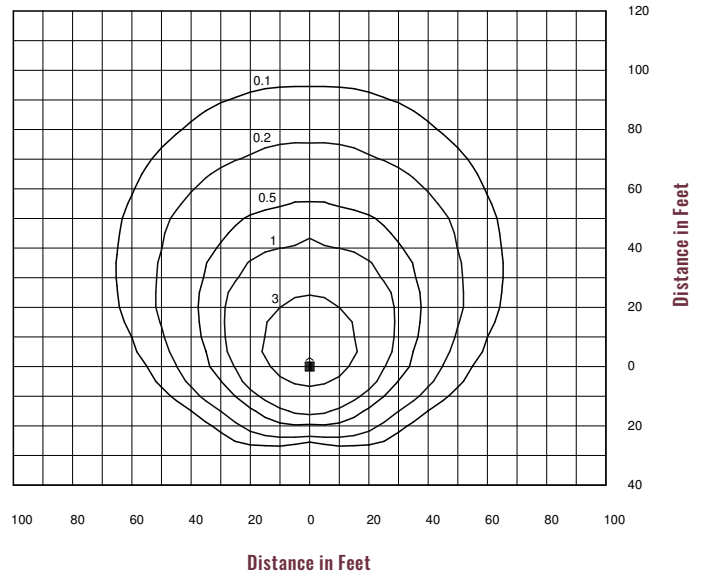
C-WP-D-TR-9L-50K

Mounting Height: 20'



C-WP-D-TR-14L-50K

Mounting Height: 25'



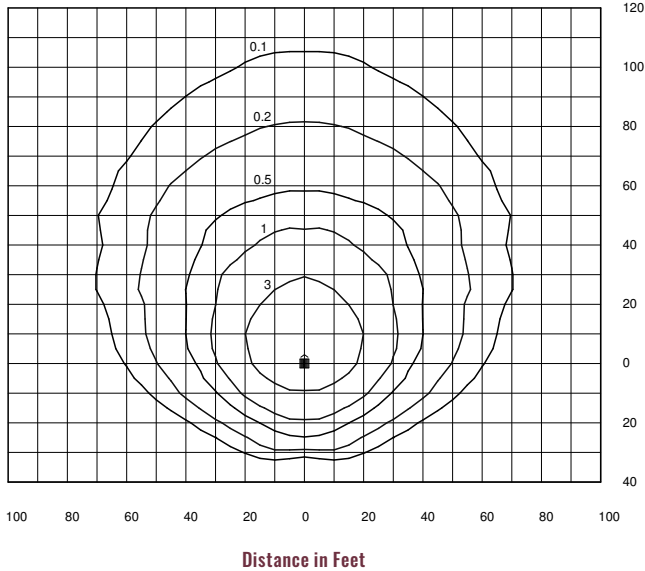
Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

C-WP-D-TR Series

ISO PLOT CHARTS

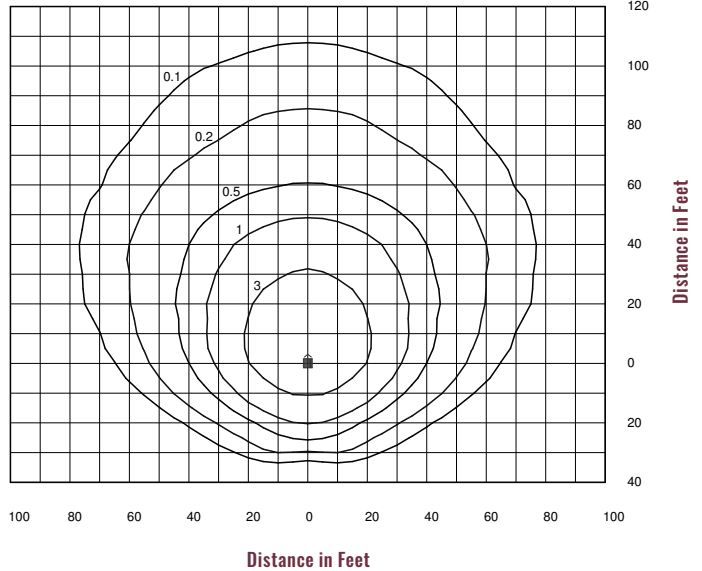
C-WP-D-TR-18L-50K

Mounting Height: 25'



C-WP-D-TR-23L-50K

Mounting Height: 25'





Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

WARRANTY AND CERTIFICATIONS

WARRANTY	cULus LISTED	DLC
5-Year Warranty*	Wet Listed	5.1 Premium Refer to https://www.designlights.org/search/ for most current information.

ACCESSORIES

	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: CCR-PHC-0306-GC USE: Photocell is field installed and drilling of the back box is required. 500W Max.
	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: JL-423CZ USE: Photocell is field installed and drilling of the back box is required. 1000W Max.

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US: creelighting.com, e-conolight.com

Distribution/Sales: 855-617-2733 Customer Service: 888-243-9445

Rev. Date: V2 12/01/2021

For informational purposes only. Content is subject to change. *See creelighting.com/resources/warranties

C-LITE
LED LIGHTING

C-WP-D-TR Series

Traditional-Style LED Wall Pack with Glass Lens

Replaces up to 400W PSMH

C-LITE
LED LIGHTING

PACK UP THIS ONE

Our dimmable cULus Listed Traditional-Style LED Wall Pack has a glass lens, delivers up to 23,400 lumens, is available in 4000K and 5000K, and comes with a 5-year limited warranty. It also features four ½" NPS tapped conduit knockouts for flexibility with mounting options.



PRODUCT SPECIFICATIONS

OVERVIEW

- Max. Delivered Lumens: Up to 23,400 Lumens
- CRI: ≥ 80 (**4L, 6L, 9L & 14L**), ≥ 70 (**18L & 23L**)
- CCT: 4000K or 5000K
- Input Power: 30W (**4L**), 45W (**6L**), 67W (**9L**), 106W (**14L**), 136W (**18L**), 166W (**23L**)
- Estimated L70 Lifetime @ 25°C: > 100,000 Hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: <20% at full load
- Limited Warranty: 5-Year*
- Replaces: 100W PSMH (**4L**), 150W PSMH (**6L**), 250W MH (**9L**), 320W PSMH (**14L**), 400W MH (**18L**), 400W PSMH (**23L**)

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none">• Borosilicate prismatic glass lens• 0-10V Dimming to 10%• Extremely efficient with over 130LPW on every fixture• Easy installation• FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions	<ul style="list-style-type: none">• Entryways• General Area Lighting• Perimeter Lighting• Storage Facilities	<ul style="list-style-type: none">• Universal (120V - 277V)

CERTIFICATIONS:

 **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov



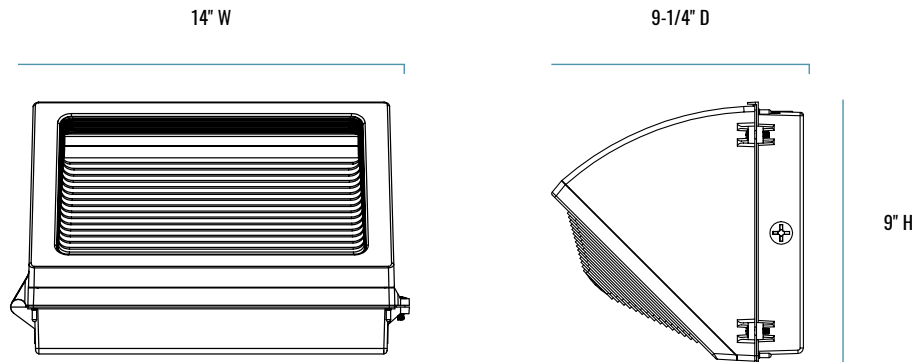
C-WP-D-TR Series

ORDERING INFORMATION

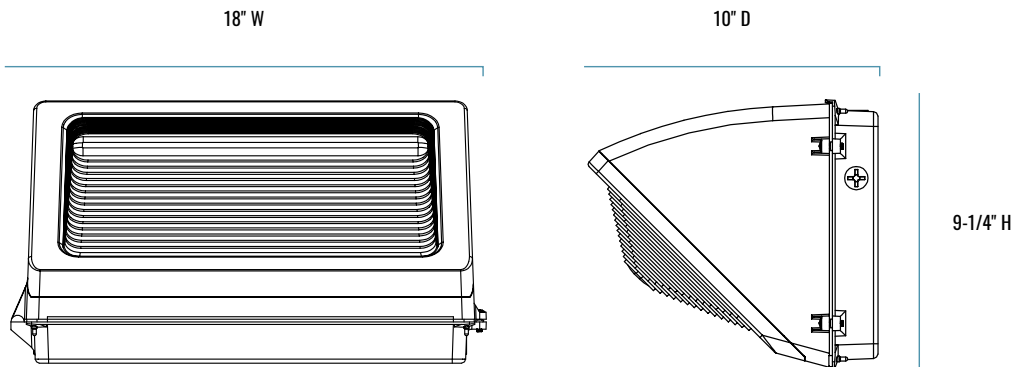
Example SKU: C-WP-D-TR-4L-40K-UL-BZ

C-WP	D	TR				UL	BZ	
PRODUCT	SERIES	STYLE	LUMEN PACKAGE			COLOR TEMP	VOLTAGE	HOUSING COLOR
C-WP	D	TR Traditional-Style	4L 4300 (4000K) 4200 (5000K) 30W 6L 6200 (4000K) 6400 (5000K) 45W	9L 9100 (4000K) 9200 (5000K) 67W 14L 14,000 (4000K) 14,300 (5000K) 106W	18L 18,600 (4000K) 18,700 (5000K) 136W 23L 22,600 (4000K) 23,400 (5000K) 166W	40K Neutral White (4000K) 50K Cool White (5000K)	UL Universal (120-277V)	BZ Dark Bronze

C-WP-D-TR-4L, 6L, 9L & 14L



C-WP-D-TR-18L & 23L



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/4" D x 14" W x 9" H (4L, 6L, 9L & 14L), 10" D x 18" W x 9-1/4" H (18L & 23L)	8.4 lbs. (4L), 9.08 lbs. (6L), 10.05 lbs. (9L), 10.34 lbs. (14L), 15.92 lbs. (18L), 17.4 lbs. (23L)	10 to 15 feet (4L) & 20 to 25 feet (6L, 9L, 14L, 18L, 23L)	2 to 3 times the mounting height

C-WP-D-TR Series

FIXTURE SPECIFICATIONS

HOUSING	Heavy-duty dark bronze die-cast aluminum
LENS ASSEMBLY	Borosilicate prismatic glass lens
MOUNTING	Four 1/2" NPS tapped conduit knockouts for flexibility with mounting options

LUMINAIRE AND ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	ESTIMATED L ₇₀ LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-40°F to 104°F (-40°C to 40°C)	> 100,000 Hours	> 0.9 at full load	<20% at full load

SKU	REPLACES	LUMEN OUTPUT	BUG RATINGS*	SYSTEM WATTS	CURRENT DRAW (AMPS)			
					120V	208V	240V	277V
C-WP-D-TR-4L-40K-UL-BZ	100W PSMH	4300 L	B1-U3-G3	30W	0.251	0.15	0.132	0.117
C-WP-D-TR-4L-50K-UL-BZ		4200 L						
C-WP-D-TR-6L-40K-UL-BZ	150W PSMH	6200 L	B1-U3-G4	45W	0.384	0.227	0.20	0.176
C-WP-D-TR-6L-50K-UL-BZ		6400 L						
C-WP-D-TR-9L-40K-UL-B	250W MH	9100 L	B2-U4-G3	67W	0.57	0.35	0.31	0.30
C-WP-D-TR-9L-50K-UL-BZ		9200 L	B2-U4-G4					
C-WP-D-TR-14L-40K-UL-BZ	320W PSMH	14,000 L	B3-U4-G4	106W	0.89	0.53	0.46	0.42
C-WP-D-TR-14L-50K-UL-BZ		14,300 L	B2-U4-G5					
C-WP-D-TR-18L-40K-UL-BZ	400W MH	18,600 L	B3-U4-G4	136W	1.20	0.67	0.59	0.52
C-WP-D-TR-18L-50K-UL-BZ		18,700 L						
C-WP-D-TR-23L-40K-UL-BZ	400W PSMH	22,600 L	B3-U5-G5	166W	1.43	0.83	0.73	0.63
C-WP-D-TR-23L-50K-UL-BZ		23,400 L						

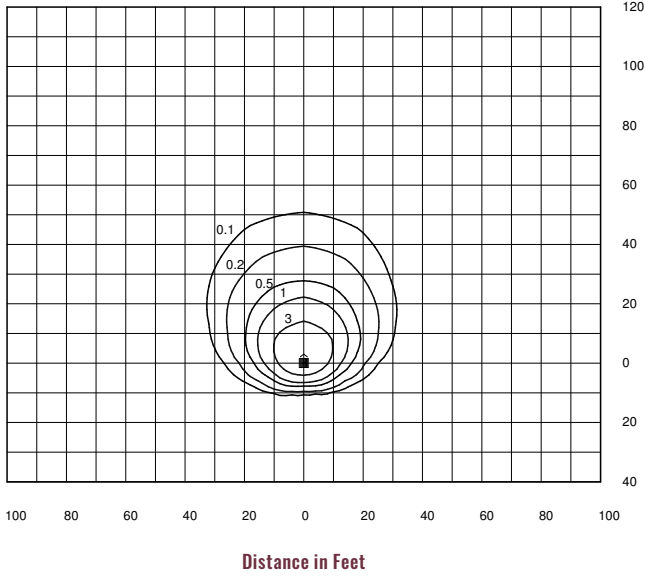
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C-WP-D-TR Series

ISO PLOT CHARTS

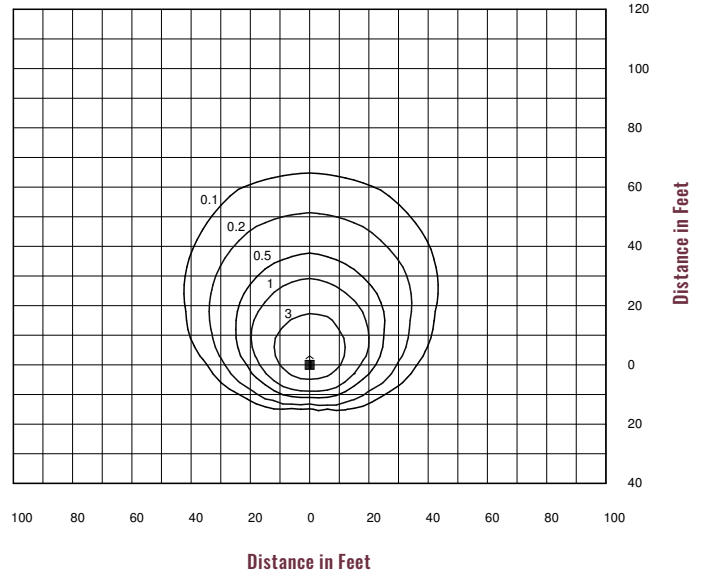
C-WP-D-TR-4L-50K

Mounting Height: 10'



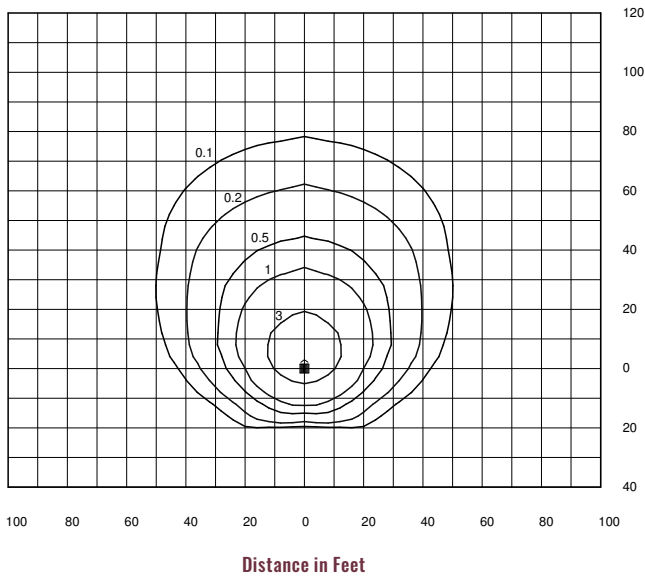
C-WP-D-TR-6L-50K

Mounting Height: 15'



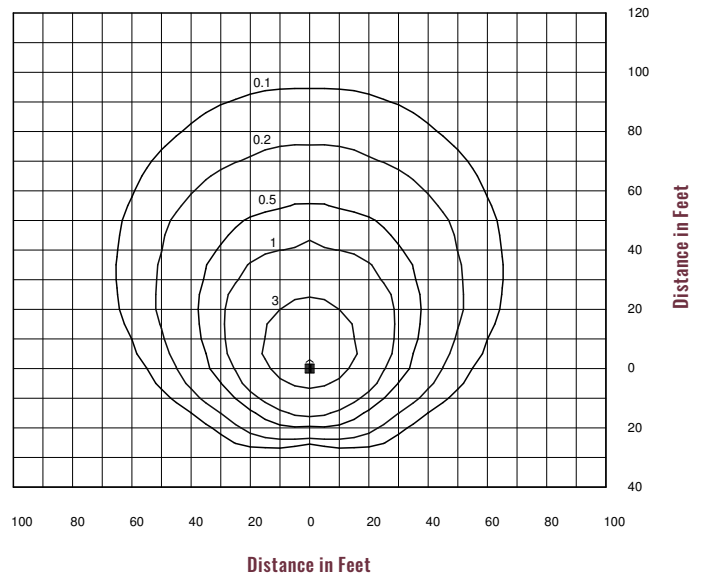
C-WP-D-TR-9L-50K

Mounting Height: 20'



C-WP-D-TR-14L-50K

Mounting Height: 25'



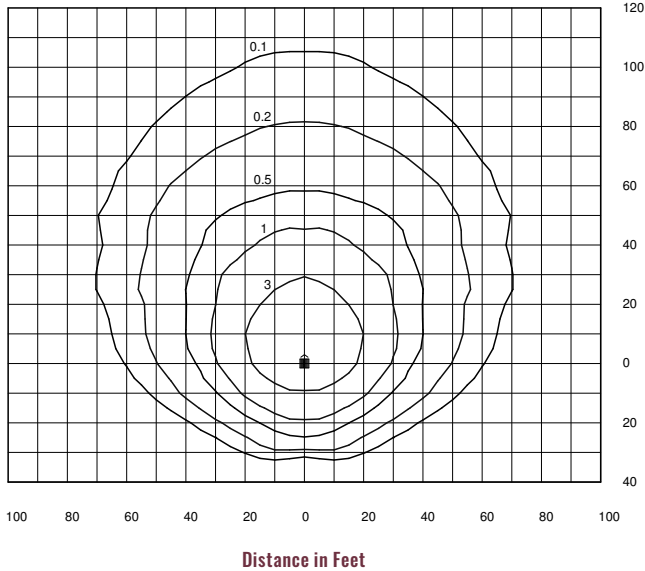
Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

C-WP-D-TR Series

ISO PLOT CHARTS

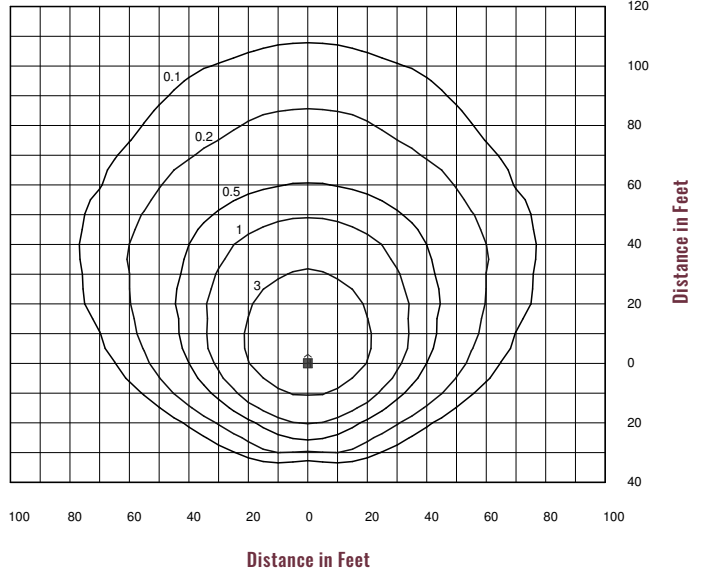
C-WP-D-TR-18L-50K

Mounting Height: 25'



C-WP-D-TR-23L-50K

Mounting Height: 25'





Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

WARRANTY AND CERTIFICATIONS

WARRANTY	cULus LISTED	DLC
5-Year Warranty*	Wet Listed	5.1 Premium Refer to https://www.designlights.org/search/ for most current information.

ACCESSORIES

	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: CCR-PHC-0306-GC USE: Photocell is field installed and drilling of the back box is required. 500W Max.
	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: JL-423CZ USE: Photocell is field installed and drilling of the back box is required. 1000W Max.

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US: creelighting.com, e-conolight.com

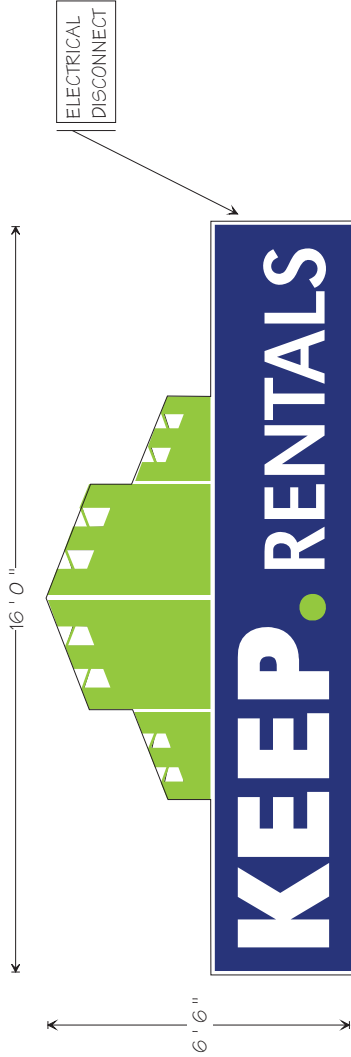
Distribution/Sales: 855-617-2733 Customer Service: 888-243-9445

Rev. Date: V2 12/01/2021

For informational purposes only. Content is subject to change. *See creelighting.com/resources/warranties

C-LITE
LED LIGHTING

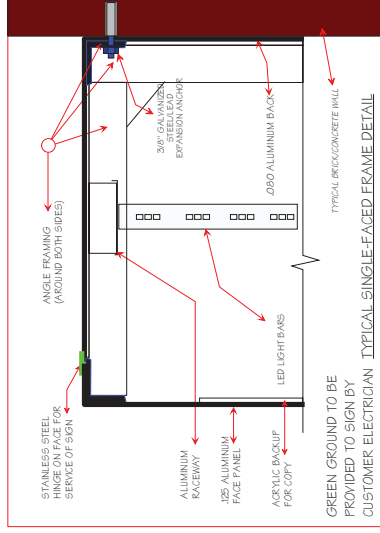
OPTION 1



SINGLE-FACED ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ANGLE.
 FACE TO BE ALUMINUM ROUTED FOR COPY AND BACKED WITH WHITE ACRYLIC.
 EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
 INTERNAL ILLUMINATION TO BE WHITE LEDs.

SCALE - 3/8" = 1'



SIGN TO BE UL LISTED



INSTALLATION INSTRUCTIONS

CENTER ON FAÇADE AS SHOWN.
 CONNECT TO ELECTRICAL SERVICE
 TO BE PROVIDED BY OTHERS
 PRIOR TO INSTALL.



Prepared For: **KEEP RENTAL**
 Location Name: **KEEP RENTAL**
 Address: **403 E STATE ST**
 City/State: **SYCAMORE, IL**

1100 Route 34
 Aurora, Illinois 60503
 630 898 5900 office
 630 898 6091 fax

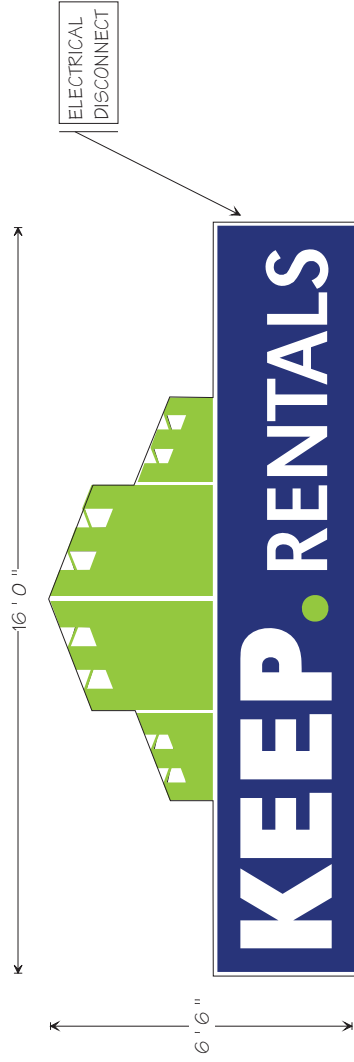
Dwg: 190001 Sheet: 1 Design Date: 1/4/19
 Rev 1:
 Rev 2:

LANDLORD APPROVAL SIGNATURE
 TITLE:
 PRINT

DATE:

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

OPTION 2



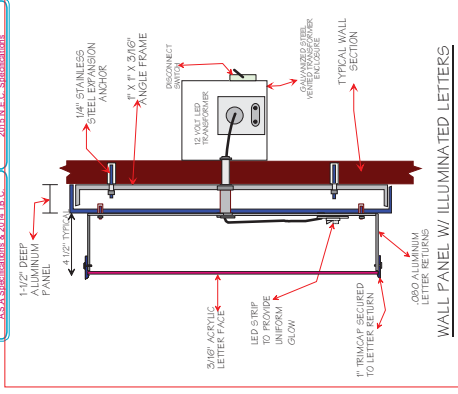
SINGLE-FACED ILLUMINATED SIGN
 FABRICATE AND INSTALL SIGN OF ALUMINUM AND ANGLE.
 LETTERS, DOT AND RAMPART TO BE INDIVIDUALLY ILLUMINATED CHARACTERS OF ALUMINUM AND ACRYLIC. FACES TO BE WHITE.
 TRIMCAP TO BE DARK BLUE. RETURNS TO BE WHITE.
 RAMPART TRIMCAP TO BE GREEN. RETURNS TO BE WHITE.
 EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
 INTERNAL ILLUMINATION TO BE WHITE .LEDS.
 SCALE - 3/8" = 1'



INSTALLATION INSTRUCTIONS

CENTER ON FAÇADE AS SHOWN.
 CONNECT TO ELECTRICAL SERVICE
 TO BE PROVIDED BY OTHERS
 PRIOR TO INSTALL.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600 Electrical Specifications.
 At Sign Fabricated as per AS-A Specifications & 2014 N.E.C. Specifications.
 Electrical Specifications.



SIGN TO BE UL LISTED

WALL PANEL W/ ILLUMINATED LETTERS



LANDLORD APPROVAL SIGNATURE

Sheet: 2 Design Date: 1/4/19

Dwg: 190001

Address: 403 E STATE ST

City/State: SYCAMORE, IL

Prepared For: KEEP RENTAL

Location Name:

1100 Route 34
 Aurora, Illinois 60503
 630 898 5900 office
 630 898 6091 fax

EW

PRINT

Rev 1:
 Rev 2:

DATE:

TITLE:

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2798 Old Route 53, Long Grove, IL

Proposed Landscaping Features



Autumn Blaze Maple



Kodiak Red Shrubs



Autumn Blaze Maple



Spirea Double Play Big Bang Shrubs

Proposed Landscaping Features



Bloomerang Lilacs



Densiformis Spreading Yews











C-WP-D-TR Series

Traditional-Style LED Wall Pack with Glass Lens

Replaces up to 400W PSMH

C-LITE
LED LIGHTING

PACK UP THIS ONE

Our dimmable cULus Listed Traditional-Style LED Wall Pack has a glass lens, delivers up to 23,400 lumens, is available in 4000K and 5000K, and comes with a 5-year limited warranty. It also features four ½" NPS tapped conduit knockouts for flexibility with mounting options.



PRODUCT SPECIFICATIONS

OVERVIEW

- Max. Delivered Lumens: Up to 23,400 Lumens
- CRI: ≥ 80 (**4L, 6L, 9L & 14L**), ≥ 70 (**18L & 23L**)
- CCT: 4000K or 5000K
- Input Power: 30W (**4L**), 45W (**6L**), 67W (**9L**), 106W (**14L**), 136W (**18L**), 166W (**23L**)
- Estimated L70 Lifetime @ 25°C: > 100,000 Hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: <20% at full load
- Limited Warranty: 5-Year*
- Replaces: 100W PSMH (**4L**), 150W PSMH (**6L**), 250W MH (**9L**), 320W PSMH (**14L**), 400W MH (**18L**), 400W PSMH (**23L**)

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none">• Borosilicate prismatic glass lens• 0-10V Dimming to 10%• Extremely efficient with over 130LPW on every fixture• Easy installation• FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions	<ul style="list-style-type: none">• Entryways• General Area Lighting• Perimeter Lighting• Storage Facilities	<ul style="list-style-type: none">• Universal (120V - 277V)

CERTIFICATIONS:

 **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov



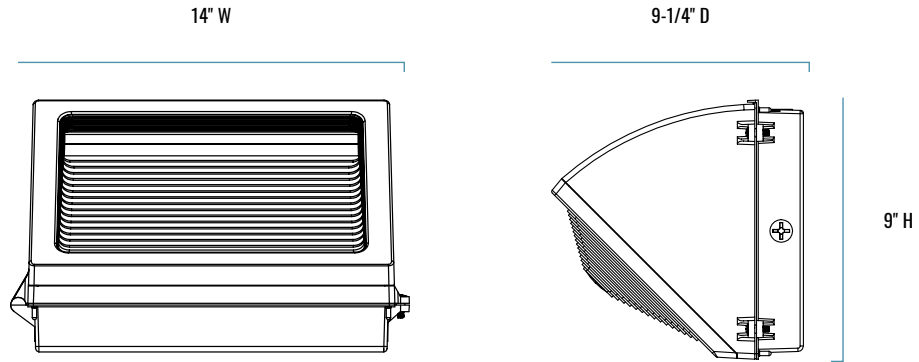
C-WP-D-TR Series

ORDERING INFORMATION

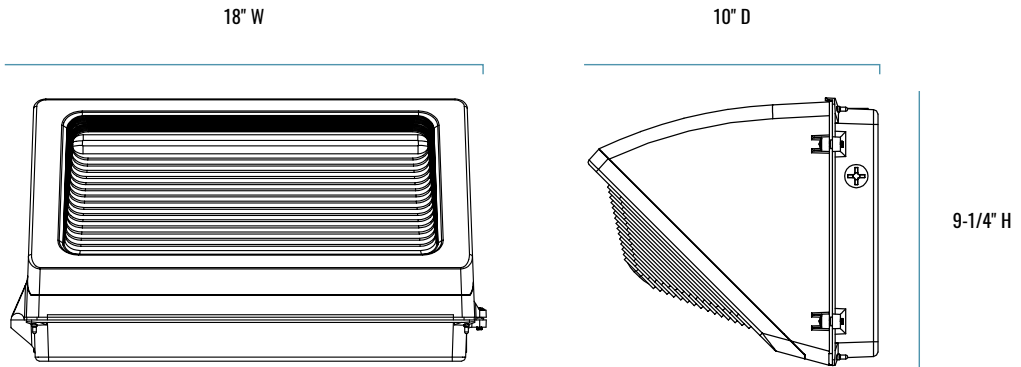
Example SKU: C-WP-D-TR-4L-40K-UL-BZ

C-WP	D	TR				UL	BZ	
PRODUCT	SERIES	STYLE	LUMEN PACKAGE			COLOR TEMP	VOLTAGE	HOUSING COLOR
C-WP	D	TR Traditional-Style	4L 4300 (4000K) 4200 (5000K) 30W 6L 6200 (4000K) 6400 (5000K) 45W	9L 9100 (4000K) 9200 (5000K) 67W 14L 14,000 (4000K) 14,300 (5000K) 106W	18L 18,600 (4000K) 18,700 (5000K) 136W 23L 22,600 (4000K) 23,400 (5000K) 166W	40K Neutral White (4000K) 50K Cool White (5000K)	UL Universal (120-277V)	BZ Dark Bronze

C-WP-D-TR-4L, 6L, 9L & 14L



C-WP-D-TR-18L & 23L



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/4" D x 14" W x 9" H (4L, 6L, 9L & 14L), 10" D x 18" W x 9-1/4" H (18L & 23L)	8.4 lbs. (4L), 9.08 lbs. (6L), 10.05 lbs. (9L), 10.34 lbs. (14L), 15.92 lbs. (18L), 17.4 lbs. (23L)	10 to 15 feet (4L) & 20 to 25 feet (6L, 9L, 14L, 18L, 23L)	2 to 3 times the mounting height

C-WP-D-TR Series

FIXTURE SPECIFICATIONS

HOUSING	Heavy-duty dark bronze die-cast aluminum
LENS ASSEMBLY	Borosilicate prismatic glass lens
MOUNTING	Four 1/2" NPS tapped conduit knockouts for flexibility with mounting options

LUMINAIRE AND ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	ESTIMATED L ₇₀ LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-40°F to 104°F (-40°C to 40°C)	> 100,000 Hours	> 0.9 at full load	<20% at full load

SKU	REPLACES	LUMEN OUTPUT	BUG RATINGS*	SYSTEM WATTS	CURRENT DRAW (AMPS)			
					120V	208V	240V	277V
C-WP-D-TR-4L-40K-UL-BZ	100W PSMH	4300 L	B1-U3-G3	30W	0.251	0.15	0.132	0.117
C-WP-D-TR-4L-50K-UL-BZ		4200 L						
C-WP-D-TR-6L-40K-UL-BZ	150W PSMH	6200 L	B1-U3-G4	45W	0.384	0.227	0.20	0.176
C-WP-D-TR-6L-50K-UL-BZ		6400 L						
C-WP-D-TR-9L-40K-UL-B	250W MH	9100 L	B2-U4-G3	67W	0.57	0.35	0.31	0.30
C-WP-D-TR-9L-50K-UL-BZ		9200 L	B2-U4-G4					
C-WP-D-TR-14L-40K-UL-BZ	320W PSMH	14,000 L	B3-U4-G4	106W	0.89	0.53	0.46	0.42
C-WP-D-TR-14L-50K-UL-BZ		14,300 L	B2-U4-G5					
C-WP-D-TR-18L-40K-UL-BZ	400W MH	18,600 L	B3-U4-G4	136W	1.20	0.67	0.59	0.52
C-WP-D-TR-18L-50K-UL-BZ		18,700 L						
C-WP-D-TR-23L-40K-UL-BZ	400W PSMH	22,600 L	B3-U5-G5	166W	1.43	0.83	0.73	0.63
C-WP-D-TR-23L-50K-UL-BZ		23,400 L						

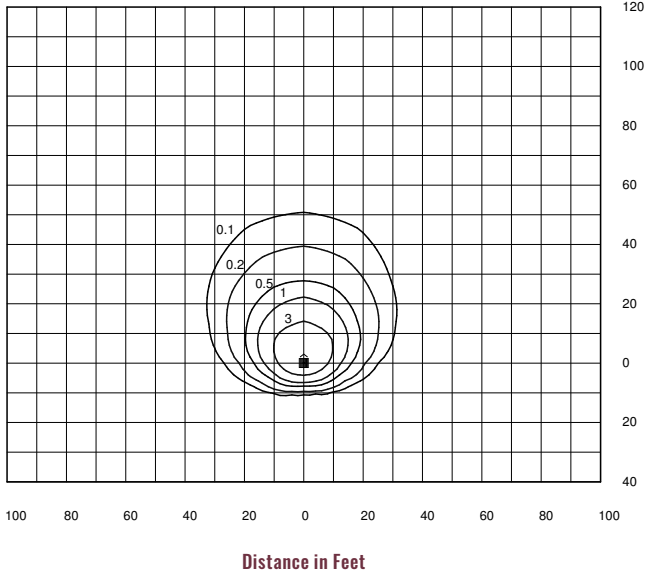
* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt.

C-WP-D-TR Series

ISO PLOT CHARTS

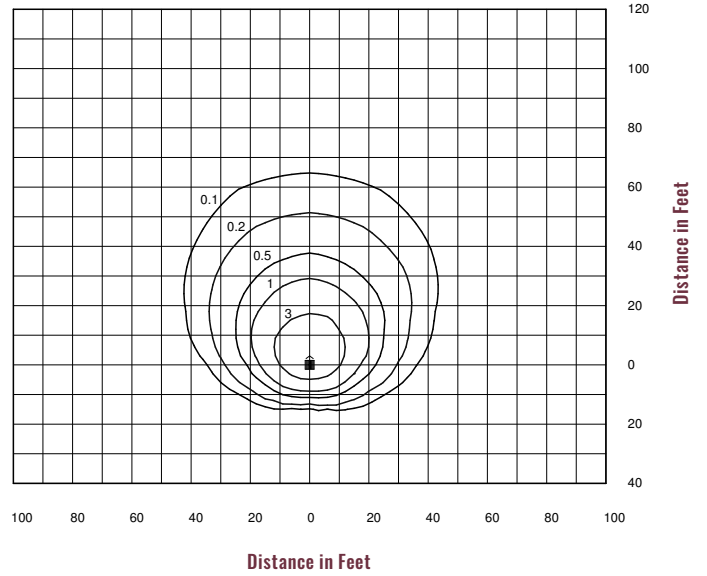
C-WP-D-TR-4L-50K

Mounting Height: 10'



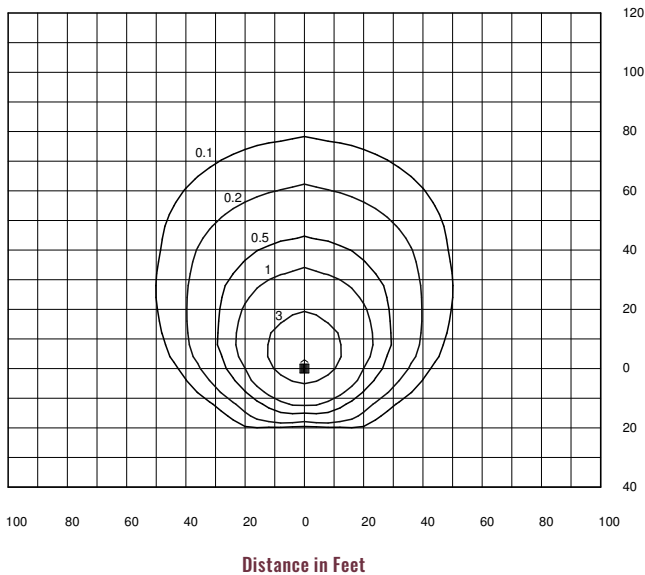
C-WP-D-TR-6L-50K

Mounting Height: 15'



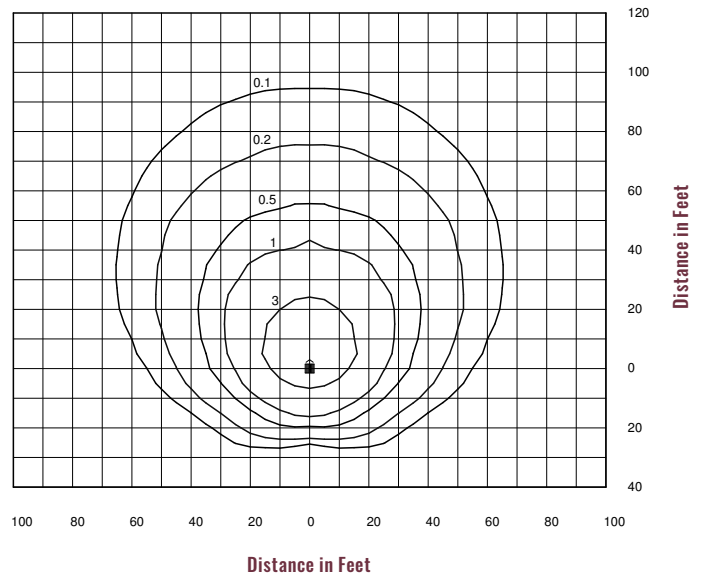
C-WP-D-TR-9L-50K

Mounting Height: 20'



C-WP-D-TR-14L-50K

Mounting Height: 25'



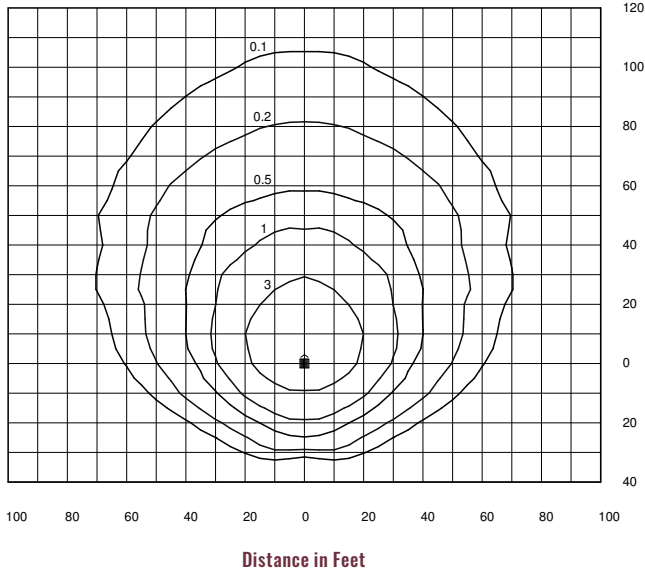
Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

C-WP-D-TR Series

ISO PLOT CHARTS

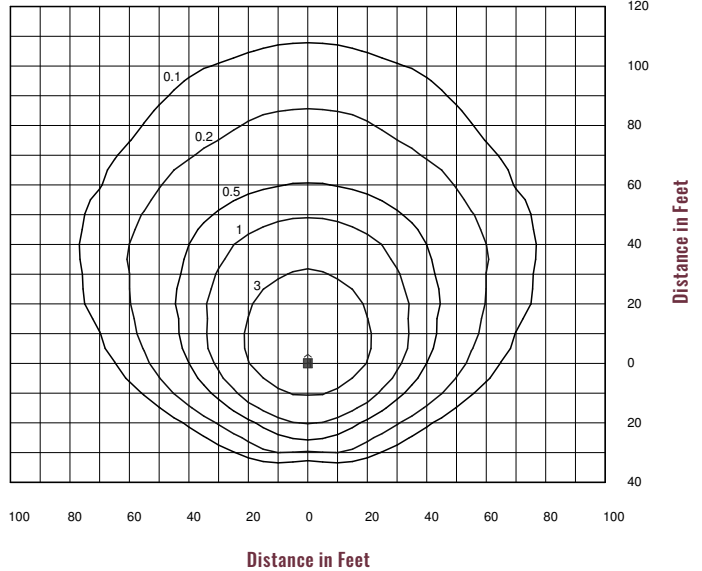
C-WP-D-TR-18L-50K

Mounting Height: 25'



C-WP-D-TR-23L-50K

Mounting Height: 25'





Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

WARRANTY AND CERTIFICATIONS

WARRANTY	cULus LISTED	DLC
5-Year Warranty*	Wet Listed	5.1 Premium Refer to https://www.designlights.org/search/ for most current information.

ACCESSORIES

	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: CCR-PHC-0306-GC USE: Photocell is field installed and drilling of the back box is required. 500W Max.
	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: JL-423CZ USE: Photocell is field installed and drilling of the back box is required. 1000W Max.

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US: creelighting.com, e-conolight.com

Distribution/Sales: 855-617-2733 Customer Service: 888-243-9445

Rev. Date: V2 12/01/2021

For informational purposes only. Content is subject to change. *See creelighting.com/resources/warranties

C-LITE
LED LIGHTING

C-WP-D-TR Series

Traditional-Style LED Wall Pack with Glass Lens

Replaces up to 400W PSMH

C-LITE
LED LIGHTING

PACK UP THIS ONE

Our dimmable cULus Listed Traditional-Style LED Wall Pack has a glass lens, delivers up to 23,400 lumens, is available in 4000K and 5000K, and comes with a 5-year limited warranty. It also features four ½" NPS tapped conduit knockouts for flexibility with mounting options.



PRODUCT SPECIFICATIONS

OVERVIEW

- Max. Delivered Lumens: Up to 23,400 Lumens
- CRI: ≥ 80 (**4L, 6L, 9L & 14L**), ≥ 70 (**18L & 23L**)
- CCT: 4000K or 5000K
- Input Power: 30W (**4L**), 45W (**6L**), 67W (**9L**), 106W (**14L**), 136W (**18L**), 166W (**23L**)
- Estimated L70 Lifetime @ 25°C: > 100,000 Hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: <20% at full load
- Limited Warranty: 5-Year*
- Replaces: 100W PSMH (**4L**), 150W PSMH (**6L**), 250W MH (**9L**), 320W PSMH (**14L**), 400W MH (**18L**), 400W PSMH (**23L**)

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none">• Borosilicate prismatic glass lens• 0-10V Dimming to 10%• Extremely efficient with over 130LPW on every fixture• Easy installation• FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions	<ul style="list-style-type: none">• Entryways• General Area Lighting• Perimeter Lighting• Storage Facilities	<ul style="list-style-type: none">• Universal (120V - 277V)

CERTIFICATIONS:

 **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov



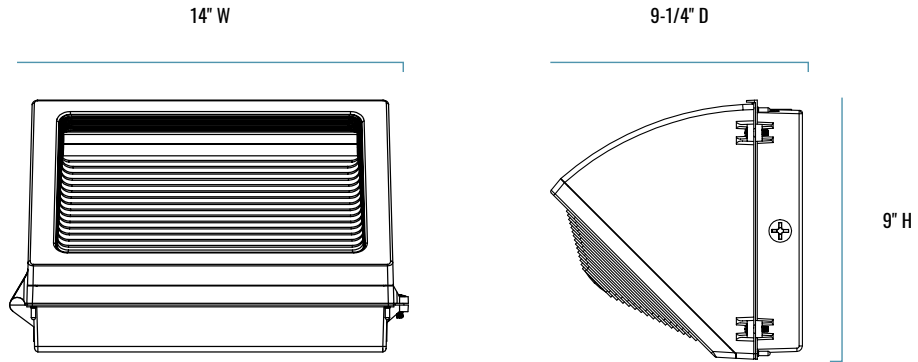
C-WP-D-TR Series

ORDERING INFORMATION

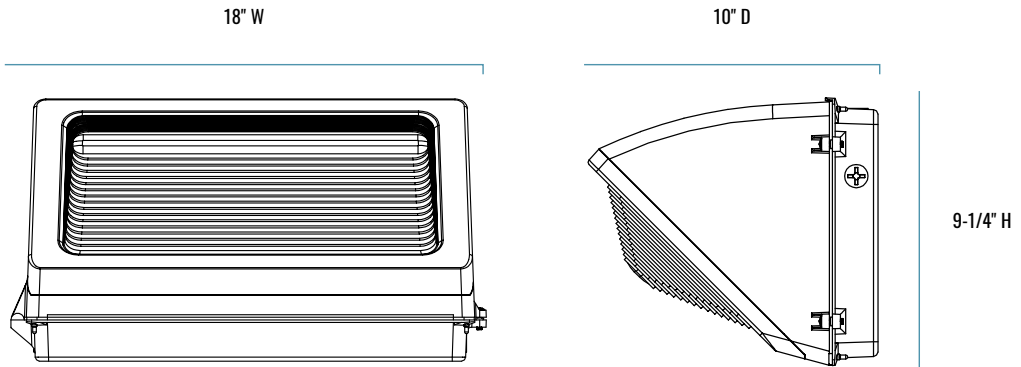
Example SKU: C-WP-D-TR-4L-40K-UL-BZ

C-WP	D	TR				UL	BZ	
PRODUCT	SERIES	STYLE	LUMEN PACKAGE			COLOR TEMP	VOLTAGE	HOUSING COLOR
C-WP	D	TR Traditional-Style	4L 4300 (4000K) 4200 (5000K) 30W 6L 6200 (4000K) 6400 (5000K) 45W	9L 9100 (4000K) 9200 (5000K) 67W 14L 14,000 (4000K) 14,300 (5000K) 106W	18L 18,600 (4000K) 18,700 (5000K) 136W 23L 22,600 (4000K) 23,400 (5000K) 166W	40K Neutral White (4000K) 50K Cool White (5000K)	UL Universal (120-277V)	BZ Dark Bronze

C-WP-D-TR-4L, 6L, 9L & 14L



C-WP-D-TR-18L & 23L



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/4" D x 14" W x 9" H (4L, 6L, 9L & 14L), 10" D x 18" W x 9-1/4" H (18L & 23L)	8.4 lbs. (4L), 9.08 lbs. (6L), 10.05 lbs. (9L), 10.34 lbs. (14L), 15.92 lbs. (18L), 17.4 lbs. (23L)	10 to 15 feet (4L) & 20 to 25 feet (6L, 9L, 14L, 18L, 23L)	2 to 3 times the mounting height

C-WP-D-TR Series

FIXTURE SPECIFICATIONS

HOUSING	Heavy-duty dark bronze die-cast aluminum
LENS ASSEMBLY	Borosilicate prismatic glass lens
MOUNTING	Four 1/2" NPS tapped conduit knockouts for flexibility with mounting options

LUMINAIRE AND ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	ESTIMATED L ₇₀ LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-40°F to 104°F (-40°C to 40°C)	> 100,000 Hours	> 0.9 at full load	<20% at full load

SKU	REPLACES	LUMEN OUTPUT	BUG RATINGS*	SYSTEM WATTS	CURRENT DRAW (AMPS)			
					120V	208V	240V	277V
C-WP-D-TR-4L-40K-UL-BZ	100W PSMH	4300 L	B1-U3-G3	30W	0.251	0.15	0.132	0.117
C-WP-D-TR-4L-50K-UL-BZ		4200 L						
C-WP-D-TR-6L-40K-UL-BZ	150W PSMH	6200 L	B1-U3-G4	45W	0.384	0.227	0.20	0.176
C-WP-D-TR-6L-50K-UL-BZ		6400 L						
C-WP-D-TR-9L-40K-UL-B	250W MH	9100 L	B2-U4-G3	67W	0.57	0.35	0.31	0.30
C-WP-D-TR-9L-50K-UL-BZ		9200 L	B2-U4-G4					
C-WP-D-TR-14L-40K-UL-BZ	320W PSMH	14,000 L	B3-U4-G4	106W	0.89	0.53	0.46	0.42
C-WP-D-TR-14L-50K-UL-BZ		14,300 L	B2-U4-G5					
C-WP-D-TR-18L-40K-UL-BZ	400W MH	18,600 L	B3-U4-G4	136W	1.20	0.67	0.59	0.52
C-WP-D-TR-18L-50K-UL-BZ		18,700 L						
C-WP-D-TR-23L-40K-UL-BZ	400W PSMH	22,600 L	B3-U5-G5	166W	1.43	0.83	0.73	0.63
C-WP-D-TR-23L-50K-UL-BZ		23,400 L						

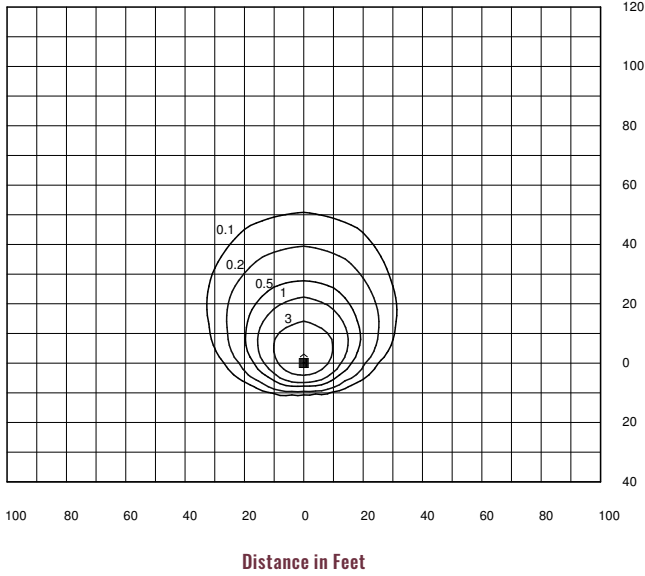
* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt.

C-WP-D-TR Series

ISO PLOT CHARTS

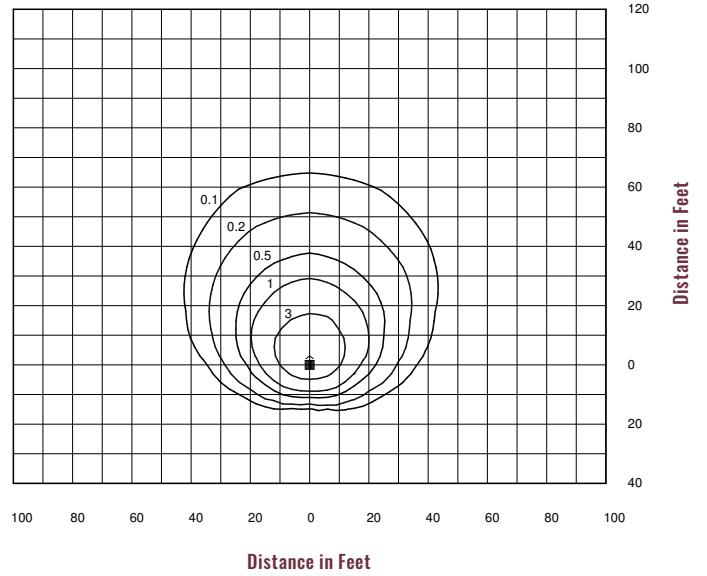
C-WP-D-TR-4L-50K

Mounting Height: 10'



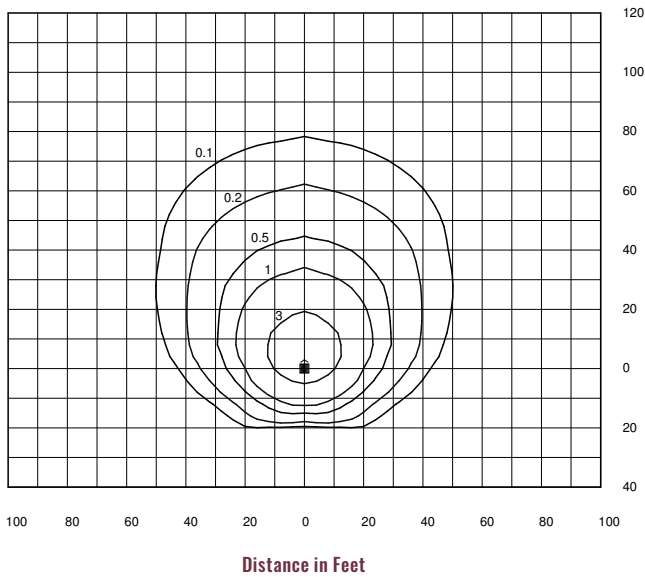
C-WP-D-TR-6L-50K

Mounting Height: 15'



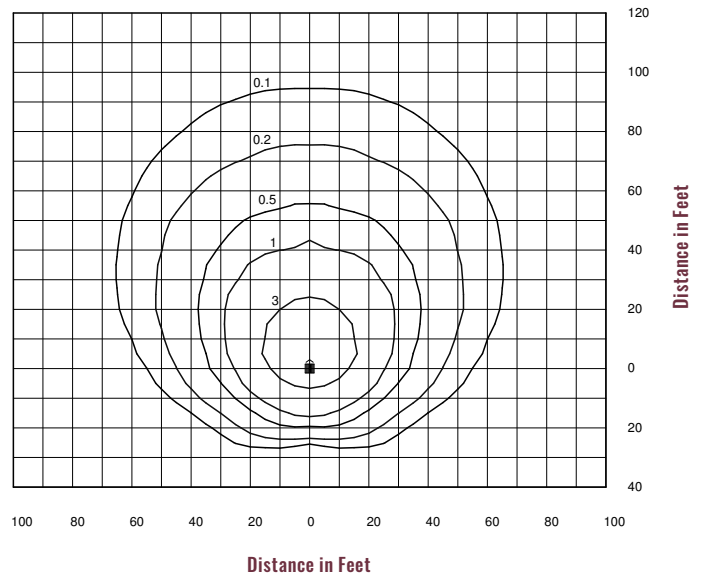
C-WP-D-TR-9L-50K

Mounting Height: 20'



C-WP-D-TR-14L-50K

Mounting Height: 25'



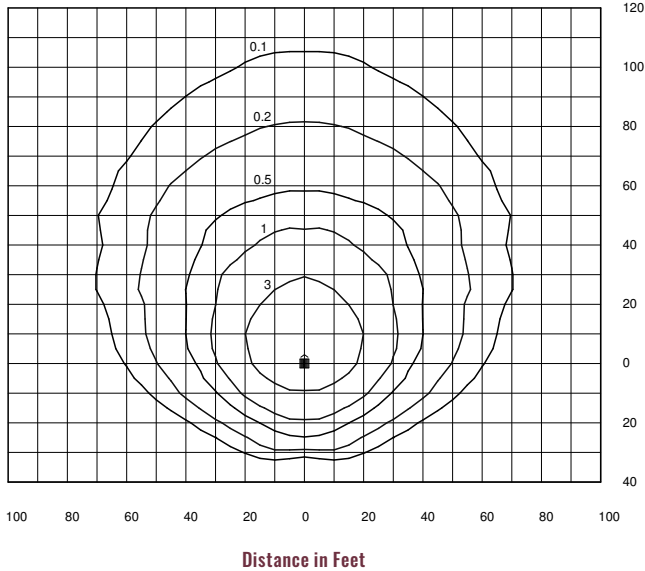
Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

C-WP-D-TR Series

ISO PLOT CHARTS

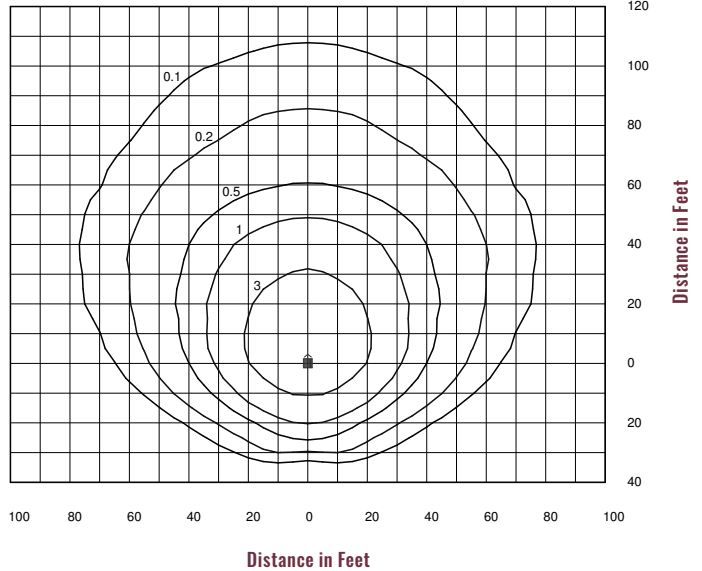
C-WP-D-TR-18L-50K

Mounting Height: 25'



C-WP-D-TR-23L-50K

Mounting Height: 25'





Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

WARRANTY AND CERTIFICATIONS

WARRANTY	cULus LISTED	DLC
5-Year Warranty*	Wet Listed	5.1 Premium Refer to https://www.designlights.org/search/ for most current information.

ACCESSORIES

	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: CCR-PHC-0306-GC USE: Photocell is field installed and drilling of the back box is required. 500W Max.
	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: JL-423CZ USE: Photocell is field installed and drilling of the back box is required. 1000W Max.

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US: creelighting.com, e-conolight.com

Distribution/Sales: 855-617-2733 Customer Service: 888-243-9445

Rev. Date: V2 12/01/2021

For informational purposes only. Content is subject to change. *See creelighting.com/resources/warranties

C-LITE
LED LIGHTING

Project _____

Schedule _____

Date _____

Notes _____

DESCRIPTION

naturalLED® Wall Lights come in 10-watt, 20-watt and 25-watts to replace your existing incandescent up to 200-watt, saving up to 90% of energy. Super energy efficient and lasts up to 50,000+ hours average life. naturalLED® wall lights are an ideal lighting solution for security lights, both residential, commercial and many other outdoor applications.



FEATURES

- Energy Star Qualified
- Wet Listed
- Up to 80% energy savings
- Instant on
- Light weight
- Contains no mercury or lead
- Input line voltage: 120V, 120-277V
- Power Factor: >0.9
- THD: <20%
- Beam Angle: Flood
- Operating temperature: -22°F - 95°F
- Finish: Black / White / Nickel
- 50,000 hrs rated average life

APPLICATIONS





- Security Lighting
- Accent Lighting
- Residential Lighting
- Outdoor Lighting
- Wall Lighting

WARRANTY

- 5 Year Warranty

Ordering Information		EXAMPLE: LED-FX5DWS25/33S/930/BK				
LED	FX5	DWS	25	33S	930	BK
LED	Category FX Fixture	Style DWS Down Wall Sconce	Wattage 25 25 Watts	Beam Angle 33 33°	CRI/ Color Temp 8 CRI80 9 CRI90 30 3000K 50 5000K	Color Finish BK Black NI Nickel WH White

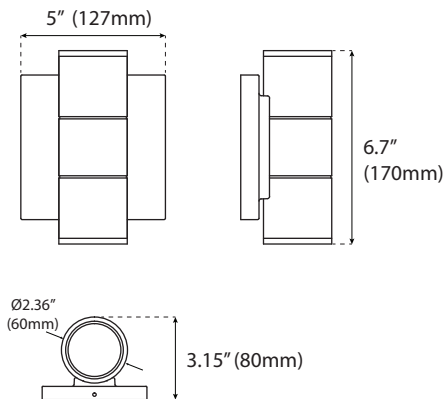
ORDERING

Watts (W)	Description	Color Temp (K)	Lumens (lm)	Equiv. Wattage (W)	Size	Beam Angle	Color	Voltage	Wet	ES
	Up/Down Wall Sconce (Black)									
10	LED-FXDWS10/830/BK	3000K	700	90	2.5" x 6.7"	38°	Black	120V	•	•
10	LED-FXDWS10/850/BK	5000K	700	90	2.5" x 6.7"	38°	Black	120V	•	•
20	LED-FXDWS20/830/BK	3000K	1,400	200	3.15" x 11.7"	38°	Black	120V	•	•
20	LED-FXDWS20/850/BK	5000K	1,400	200	3.15" x 11.7"	38°	Black	120V	•	•
	Up/Down Wall Sconce (White)									
10	LED-FXDWS10/830/WH	3000K	700	90	2.5" x 6.7"	38°	White	120V	•	•
10	LED-FXDWS10/850/WH	5000K	700	90	2.5" x 6.7"	38°	White	120V	•	•
20	LED-FXDWS20/830/WH	3000K	1,400	200	3.15" x 11.7"	38°	White	120V	•	•
20	LED-FXDWS20/850/WH	5000K	1,400	200	3.15" x 11.7"	38°	White	120V	•	•
	Up/Down Wall Sconce (Nickel)									
10	LED-FXDWS10/830/NI	3000K	700	90	2.5" x 6.7"	38°	Nickel	120V	•	•
20	LED-FXDWS20/830/NI	3000K	1,400	200	3.15" x 11.7"	38°	Nickel	120V	•	•
	Wall Sconce (Black)									
25	LED-FX5DWS25/33S/930/BK	3000K	1,750	250	5" x 7.5"	33°	Black	120-277V	•	•

■ SPECIFICATIONS

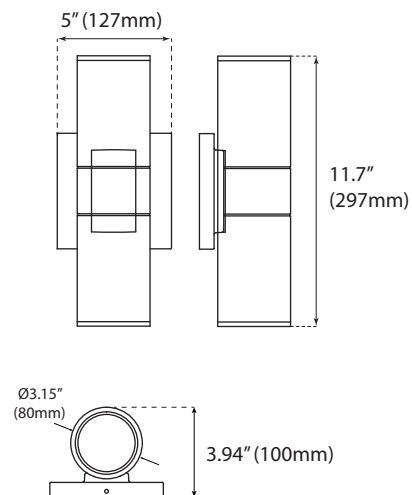
FXDWS10 (10 Watt)

Weight: 1.54-lbs



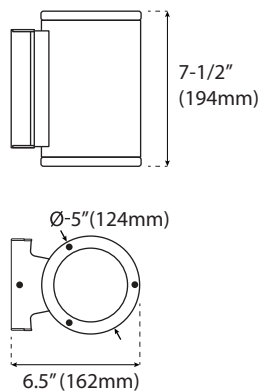
FXDWS20 (20 Watt)

Weight: 2.43-lbs



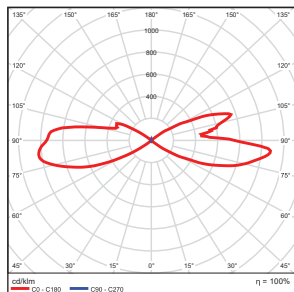
FX5DWS25 (25 Watt)

Weight: 3.75-lbs



PHOTOMETRICS CHART

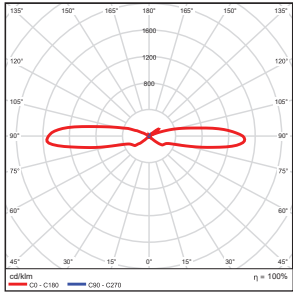
DWS - up/down Wall Sconce (10W)



Illuminance at a Distance			
	Center Beam fc	Beam Width	
2.5R	0.87 fc	1.2 ft	1.9 ft
5.0R	0.22 fc	2.3 ft	3.8 ft
7.5R	0.10 fc	3.5 ft	5.6 ft
10.0R	0.05 fc	4.7 ft	7.5 ft
12.5R	0.03 fc	5.8 ft	9.4 ft
15.0R	0.02 fc	7.0 ft	11.3 ft

■ Vert. Spread: 26.2°
■ Horiz. Spread: 41.2°

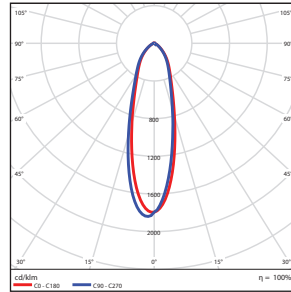
DWS - up/down Wall Sconce (20 Watt)



Illuminance at a Distance			
	Center Beam fc	Beam Width	
2.5R	2.02 fc	1.0 ft	1.3 ft
5.0R	0.51 fc	2.1 ft	2.5 ft
7.5R	0.22 fc	3.1 ft	3.8 ft
10.0R	0.13 fc	4.1 ft	5.0 ft
12.5R	0.08 fc	5.2 ft	6.3 ft
15.0R	0.06 fc	6.2 ft	7.5 ft

■ Vert. Spread: 23.3°
■ Horiz. Spread: 26.2°

5DWS - Wall Sconce (25 Watt)



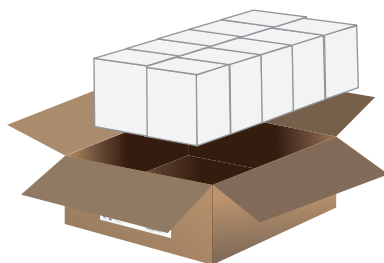
Illuminance at a Distance			
	Center Beam fc	Beam Width	
2.5R	453 fc	1.4 ft	1.4 ft
5.0R	113 fc	2.8 ft	2.8 ft
7.5R	50.3 fc	4.2 ft	4.2 ft
10.0R	28.3 fc	5.5 ft	5.6 ft
12.5R	18.1 fc	6.9 ft	7.0 ft
15.0R	12.6 fc	8.3 ft	8.4 ft

■ Vert. Spread: 31.0°
■ Horiz. Spread: 31.1°

PACKAGE

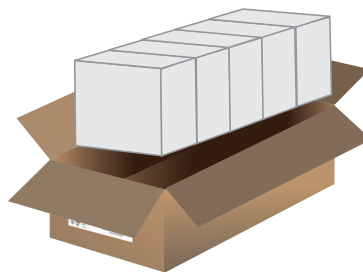
Master Pack: 10 pcs

For Up/Down Wall Sconce 10W



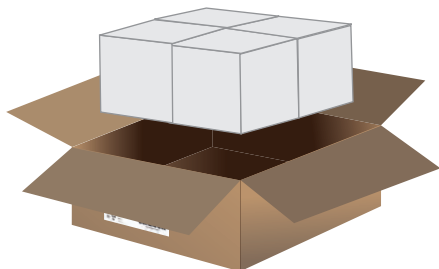
Master Pack: 5 pcs

For Up/Down Wall Sconce 20W



Master Pack: 4 pcs

For Wall Sconce 25W





ARCHITECTURAL COMMISSION STAFF REPORT

To: Jeanne Sylvester, Chair
Architectural Commission Members

From: Taylor Wegrzyn, Community Development Services

Subject: 235 Robert Parker Coffin Road

Requests: Outdoor Dining Deck Expansion

Public Meeting Date: May 16, 2022

Attachments:

1. Location Map
2. Petitioner's Application
3. *Long Grove Historic Downtown Guidelines* (excerpt)
4. Copy of Public Commentary Received by 8:00AM May 12, 2022

PETITIONERS

Joanie's Pizzeria
c/o Complete Concepts, Inc
26160 West Hickory Road
Mundelein, IL

REQUEST

Review of a proposed expansion to the existing outdoor dining deck at 235 Robert Parker Coffin Road.

HISTORY

The subject property is a tenant space within the Mill Pond Shoppes. Joanie's Pizzeria has been a tenant for many years. An outdoor dining area on an exterior deck has been in use since approximately 2003. The building structure dates to the 1970's.

PROPOSED PROJECT

The proposed deck measures 15' x 29' and would be located east of the existing deck. A 4' x 30' deck with planter boxes would be removed to make room for the expansion. The deck is to be attached to the building structure and would provide access to the main floor of the building. Trex brand decking, "clam shell" in color, is to be used for the decking surface. 6x6 cedar posts are to be used and stained dark brown to match the existing deck posts. Trex brand railings will be used between posts. The deck rises approximately 36" from the existing grade. Weed blocker and gravel are to be installed underneath to prevent unwanted vegetation. Plans for the deck are provided

in the Petitioner's Application attached hereto. No speakers or awning are proposed for this area of the deck. The deck will add 24 seats to the dining area. One tree will need to be trimmed to make room for the deck.

The proposed deck satisfies the B1 Zoning District setback, bulk, and yard regulations. It would be setback from the rear property by 140 feet and 40 feet from the eastern property line. To the west and south, the deck would attach to the existing deck and building. The deck is located approximately 270 feet and 170 feet from the closest residences to the north and east, respectively.



Figure 1: location of proposed deck expansion



Figure 2: rear of existing structure, from parking lot



Figure 3: aerial image of the subject property and immediate vicinity, source: NearMaps, March 20, 2022

Chapter 4, Section 5 of the Long Grove Zoning Ordinance [5-5-5(A)(3)] requires approval of a Special Use Permit for all outdoor dining in the B1 Zoning District. Should the AC approve of the deck expansion design, the applicant would be required to appear before the Planning Commission and Zoning Board of Appeals (PCZBA) for consideration of a Special Use Permit. Following a recommendation by the PCZBA, the Village Board would review and make a final determination on the use.

LONG GROVE DOWNTOWN GUIDELINES AND COMPREHENSIVE PLAN

The Village of Long Grove's *Historic Downtown and Business District Planning and Design Guidelines*, dated June 2008, provides certain criteria for new construction within the Village's downtown area. The subject property is located within this area and it is recommended that these guidelines be incorporated into the project. Excerpts from the Guidelines are provided as an attachment to this report. Notable recommendations from the Guidelines, and relevant to this project, include:

- Follow the bulk, space, and yard requirements of the Municipal Code
- Incorporate the mass, dimension, scale, materials, façade articulation, roof lines, and overall character of the Historic Downtown into the architectural design of new structures
- Use high quality, long lasting building materials
- Unique site amenities are encouraged to be placed in the Historic Downtown
- Planter boxes are encouraged on 50% of railing at outdoor dining spaces
- All outdoor dining furnishings shall be constructed of high quality material and must allow for easy removal during winter months
- No advertising or promotional features are allowed in outdoor dining areas

The Long Grove Comprehensive Plan also provides certain guidelines for new development within the Village. While the document largely focuses on uses and new buildings rather than specific architectural elements, it should also be given due consideration. The Plan places great emphasis on preserving the "community character" of the Village, specifically it's "rural character." However, the Plan also recognizes the importance of pursuing economic growth and acknowledges that "the Downtown area needs some rejuvenation by exploring more diverse uses, e.g., entertainment-oriented uses or similar uses that serve younger and older families, and that draw in customers from nearby communities. A full copy of the Comprehensive Plan is available on the Village of Long Grove website for further information.

ARCHITECTURAL COMMISSION DECISION

The AC should review the expansion against the Village's planning documents and render a determination based upon those criteria in addition to the appropriateness of the structure at this location. The AC should consider the form, styling, and design of the structure. The use of the deck will be considered by the PCZBA at such time that a Public Hearing for any zoning requests is required.

STAFF RECOMMENDATION

The AC should consider whether the materials used and overall design of the proposed structure aligns with the character of the Village of Long Grove. The AC should comment on the overall design as presented. The comments of the AC will be taken into consideration with any other required action.

Staff recommends that the AC make any approvals conditional upon Village Board review and approval of any zoning petitions required to complete the project.

TW/JLM



 Subject Property

Location Map:

235 Robert Parker Coffin Road, Long Grove, IL





STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: 5-2-22
APPLICANT'S NAME: Complete Concepts Inc Chris Kanzler
E-MAIL CKanzler@CompleteConcepts.net
ADDRESS: 26160 W Hickory Rd Mundelein IL 60060
PHONE: 224-678-6506
NAME OF BUSINESS: Joanies Pizzeria
BUSINESS ADDRESS: 235 Robert Parker Coffin Rd Long Grove IL, 60047
PHONE: 847-415-2220
TYPE OF STRUCTURE/FIXTURE: Exterior Deck

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY:
A. PROVIDE SITE PLAN.
B. PROVIDE PHOTOGRAPH OF SITE.
C. SQUARE FOOTAGE OF STRUCTURE 585 SQUARE FEET.

- 2. DRAWING OF PLANNED STRUCTURE/FIXTURE:
A. DIMENSIONS.
B. ELEVATIONS (ALL DIRECTIONS).
C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE:
Complete Concepts Inc PHONE: 224-678-6506
Chris Kanzler E-MAIL CKanzler@completeConcepts.net

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

BUSINESS OWNER(S)
PROPERTY OWNER(S) Ken Siuzieck

APPLICATION APPROVAL: DATE:

North
↓

Existing Building

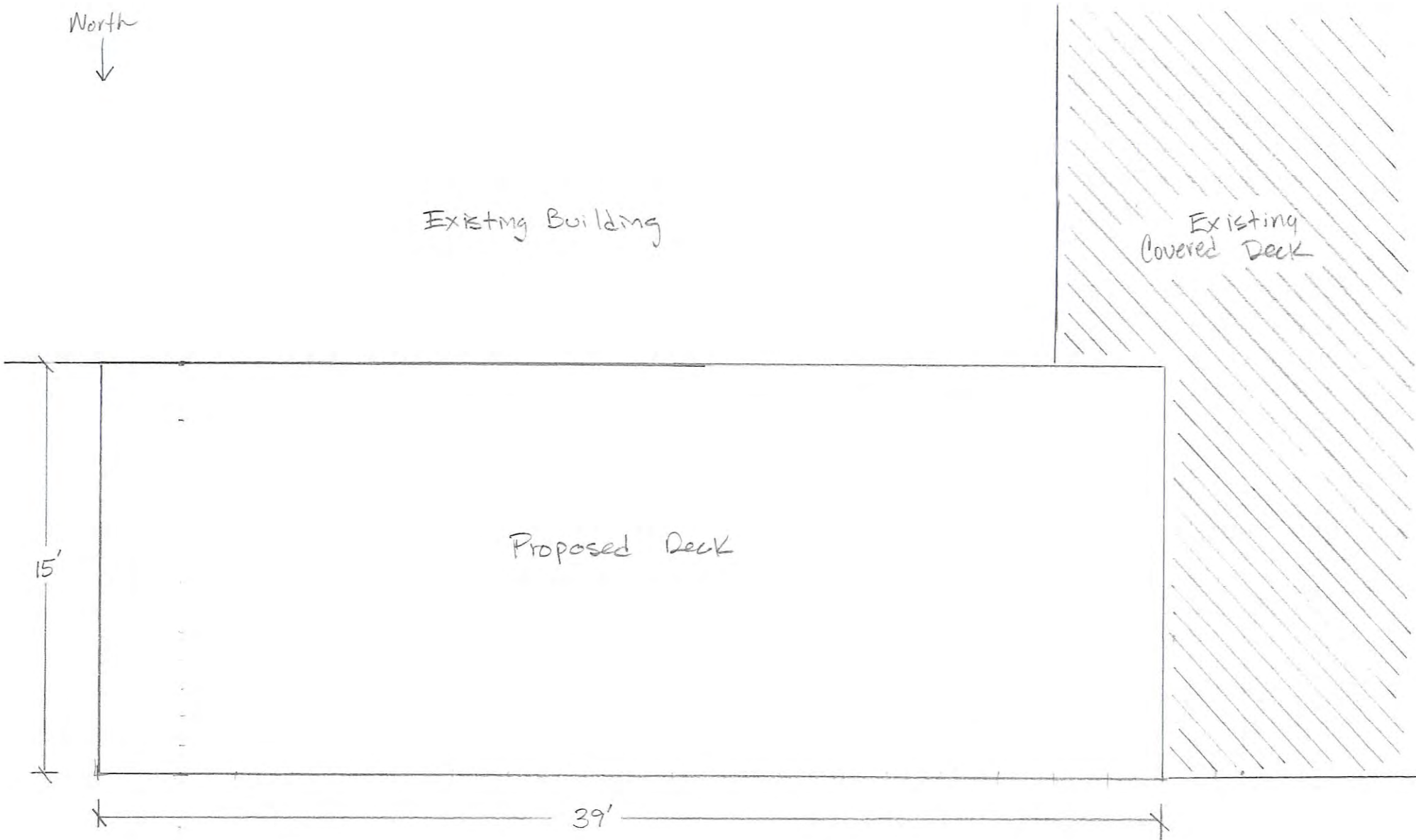
Existing
Covered Deck

Proposed Deck

15'

39'

Proposed Deck 1
Joanios Pizzeria

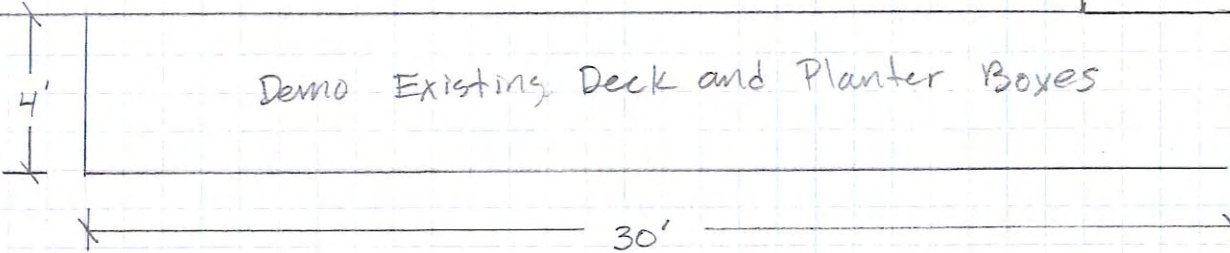


North
↓

Existing Building

Existing
Covered Deck

Demo Existing Deck and Planter Boxes



Demo Plan

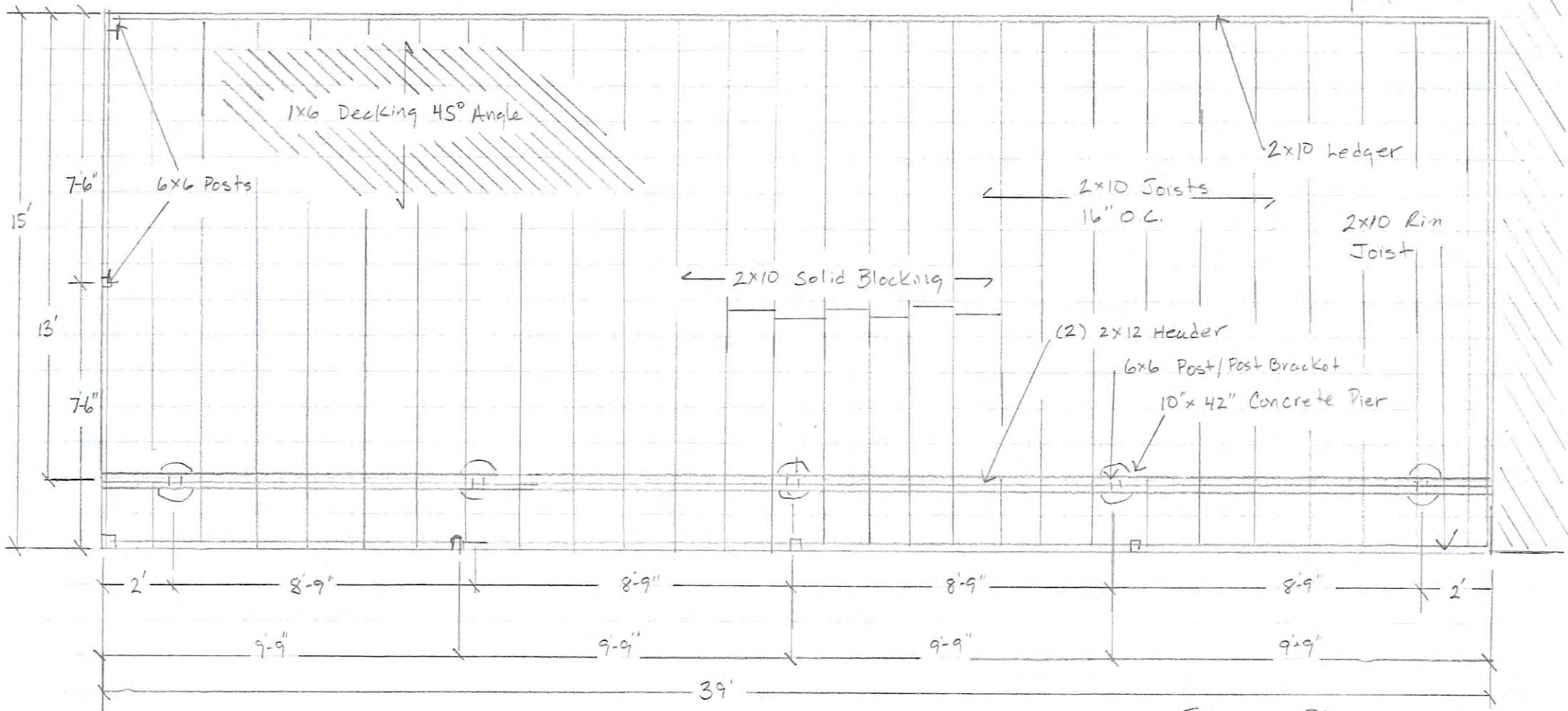
Joanies Pizzeria

2

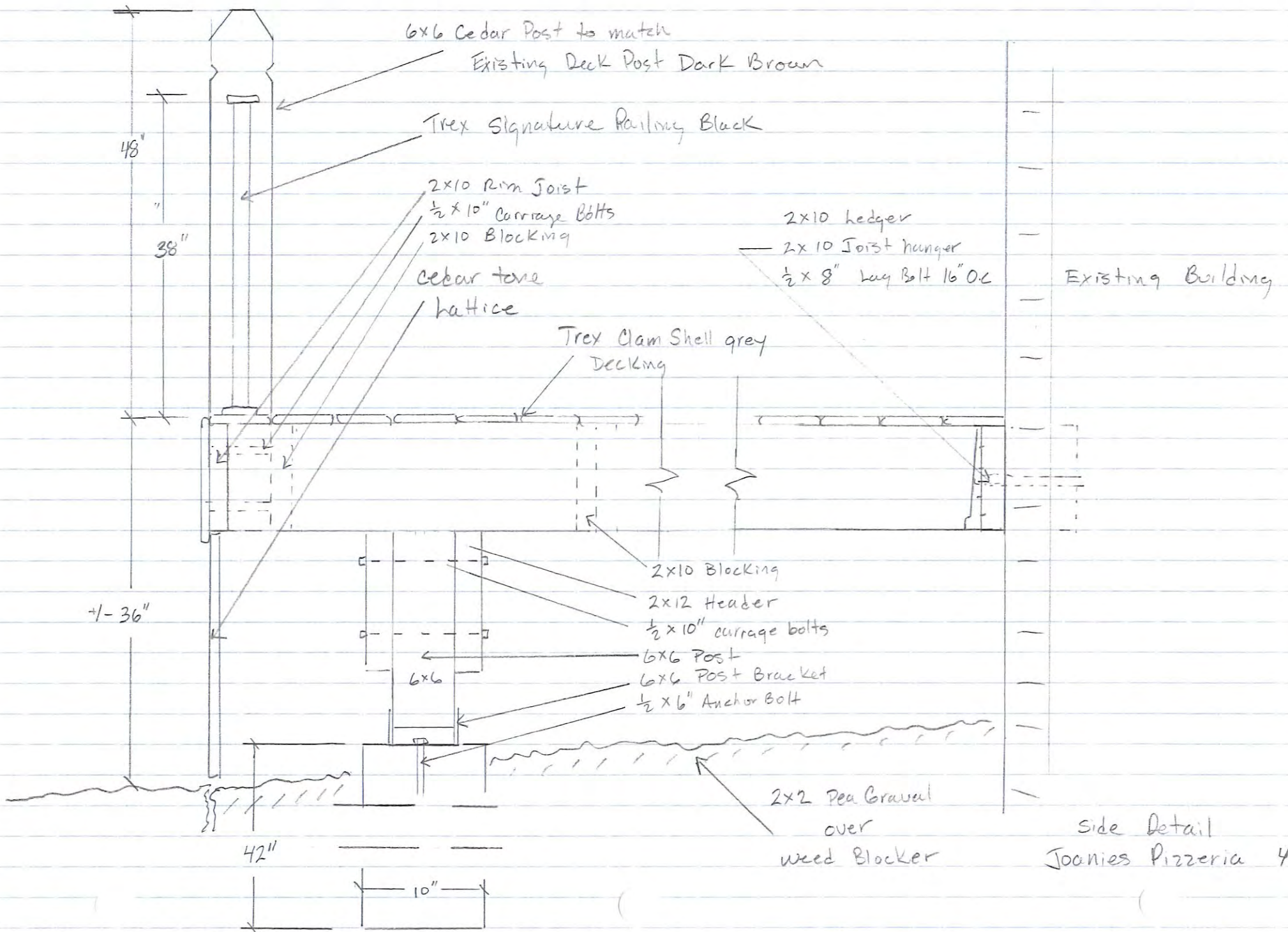
North
↓

Existing Building

Existing Deck



Framing Plan
Joanics Pizzeria



6x6 Cedar Post to match
Existing Deck Post Dark Brown

Trex Signature Railing Black

48"
38"

2x10 Rim Joist
1/2 x 10" carriage bolts
2x10 Blocking

Cedar tone
lattice

Trex Clam Shell grey
Decking

2x10 Ledger
2x10 Joist hanger
1/2 x 8" Lag Bolt 16" OC

Existing Building

+/- 36"

2x10 Blocking
2x12 Header
1/2 x 10" carriage bolts
6x6 Post
6x6 Post Bracket
1/2 x 6" Anchor Bolt

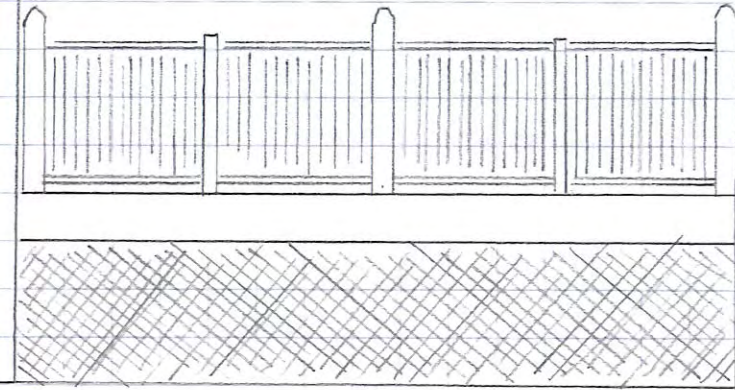
2x2 Pea Gravel
over
weed Blocker

42"

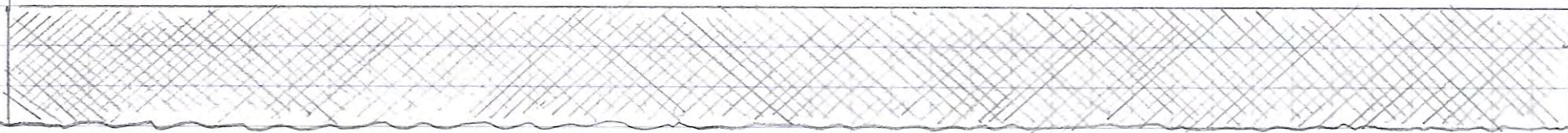
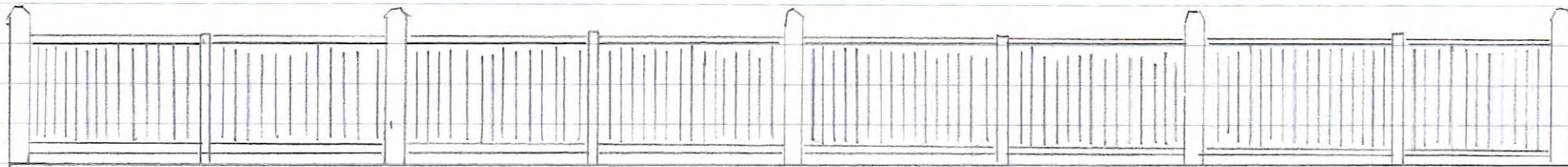
10"

Side Detail
Joanies Pizzeria 4

Existing Building



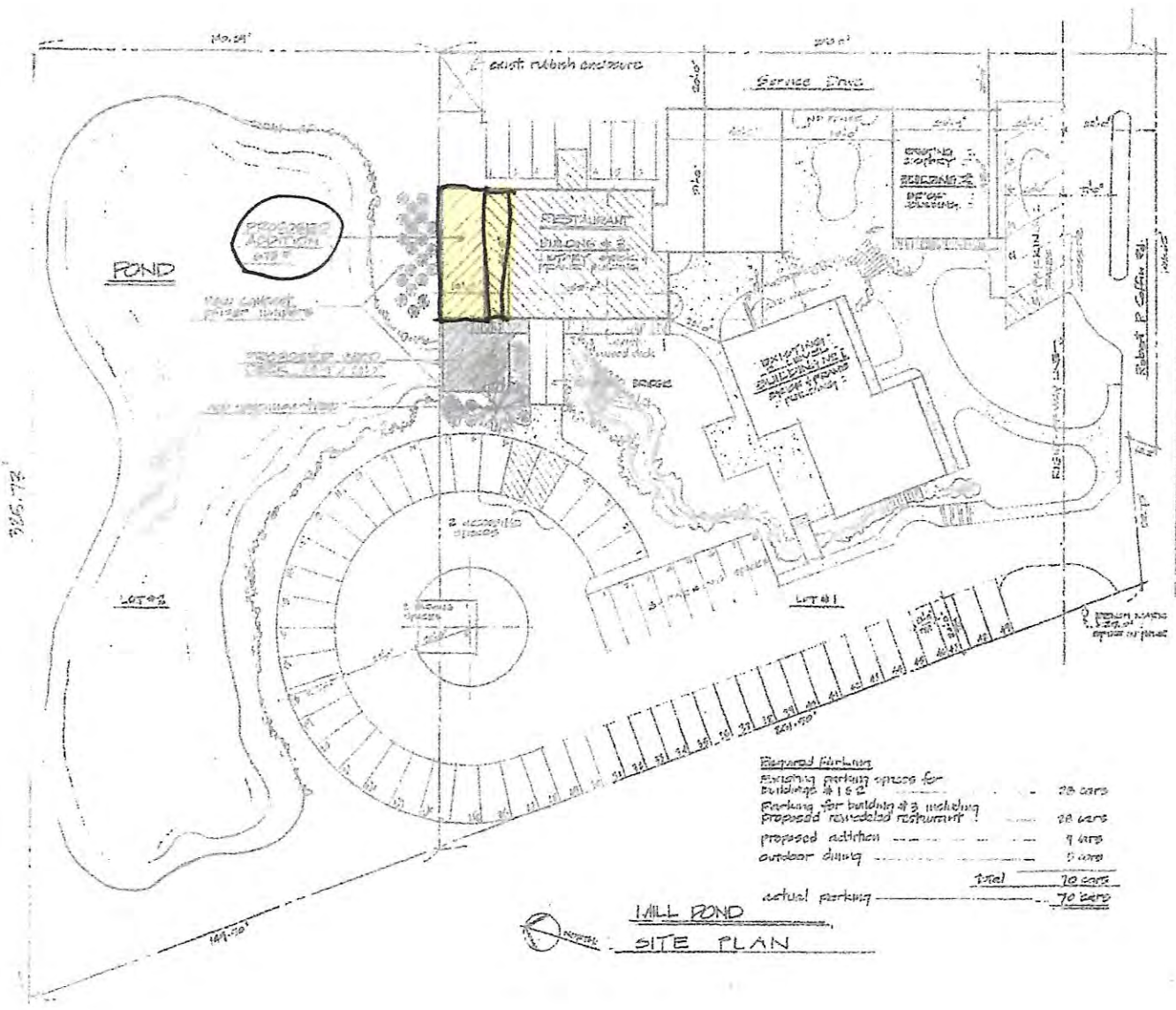
15'
side Elevation



39'
Rear Elevation

Existing Covered Deck

Joanies Pizzeria



Required Parking

Existing parking spaces for Building #1 & 2	28 cars
Parking for building #3 including proposed remodel restaurant	28 cars
proposed addition	9 cars
outdoor dining	5 cars
total	70 cars
actual parking	70 cars

**MILL POND
SITE PLAN**

ZONING INFORMATION	
area of lot #1 is 57,141 sq ft less right-of-way of BRCA equals	57,142 sq ft
max lot area coverage 57,142 sq ft x 30%	17,142 sq ft
actual lot area coverage	
building #1 3100 sq ft	
building #2 1620 sq ft	
building #3 560 sq ft	
total building coverage	5280 sq ft
required open area 57,142 sq ft x 30%	19,228 sq ft
actual open area	13,115 sq ft

revision
7/24/02
11/21/02
2/16/03
3/20/03
4/2/03
4/16/03

**MILL POND
long grove**

CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS BY JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT BY WRITING OF ANY DISCREPANCIES OR OMBL PROBLEMS WITH WORK OR BE RESPONSIBLE FOR SAME.



Planning and Design Guidelines

Privately-owned Properties

Historic Downtown

Uses

Land uses within the Historic Downtown must be compliant with uses set forth in the Long Grove Municipal Zoning Code, Title 5. The following uses will be allowed within the zoning district under a Planned Unit Development.

Historic Core Sub-district

- Retail
- Office
- Open Space
- Parking

Open Space
Only passive recreation is allowed

Mixed-Use
Retail and Office

Open Space
No development allowed within the floodplain
Only passive recreation is allowed



*Please note the design for the Historic Core Sub-district is conceptual and does not represent the final design of the area. More than one design solution is possible and creative proposals for the final site design are encouraged by the Village of Long Grove

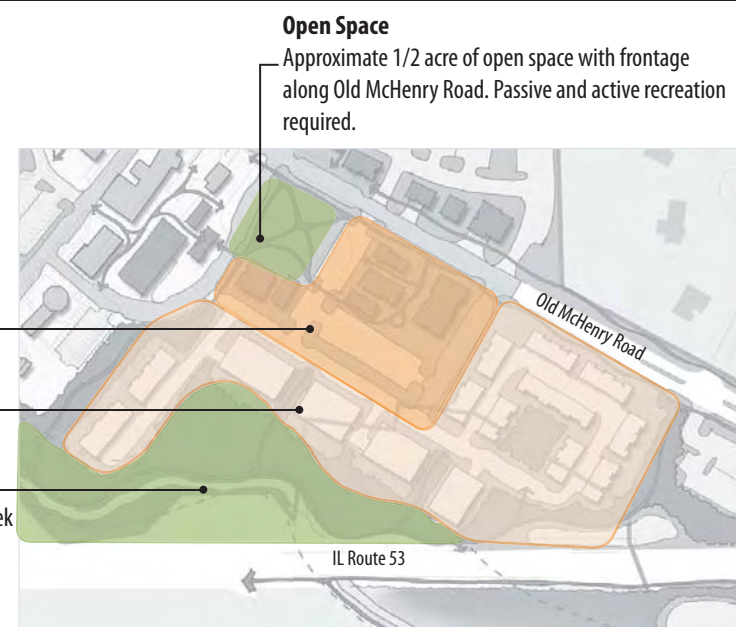
Triangle Sub-district

- Retail close to existing downtown
- Office on upper floors or east of retail area
- Hotel on upper floors or east of retail area
- Residential
- No buildings and / or roads located within the Buffalo Creek Floodplain

Mixed-Use
Retail and Office

Mixed-Use
Commercial / Office / Residential / Hospitality

Open Space
No development allowed within the Buffalo Creek Floodplain between Old McHenry Road and IL Route 53.
Only passive recreation is allowed



Open Space
Approximate 1/2 acre of open space with frontage along Old McHenry Road. Passive and active recreation required.

*Please note the design for the Triangle Sub-district is conceptual and does not represent the final design of the area. More than one design solution is possible and creative proposals for the final site design are encouraged by the Village of Long Grove

Business District

Uses

Land uses within the Business District must be compliant with uses set forth in the Long Grove Municipal Zoning Code, Title 5. The following uses will be allowed within the zoning district under a Planned Unit Development.

Route 83 Sub-district

- Retail (In-line, anchor, and outlot)
- Office as a stand alone building or in a location that does not break continuous retail frontages
- Residential appropriate on south end

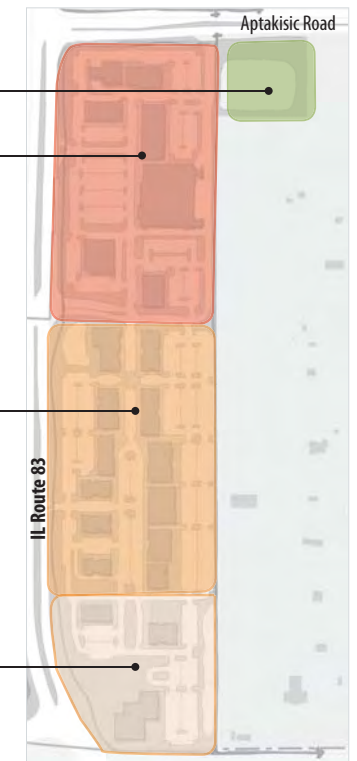
*Please note the design for the Route 83 Sub-district is conceptual and does not represent the final design of the area. More than one design solution is possible and creative proposals for the final site design are encouraged by the Village of Long Grove.

Detention / Open Space

Retail

Mixed-Use
Retail and Office

Mixed-Use
Commercial / Office / Residential / Hospitality



Route 53 Sub-district

- Drive to retail on the west corner of Old McHenry Road and IL Route 53. No banks, drugstores, gas stations, or drive-thrus will be allowed.
- Office per existing Planned Unit Development
- Residential south of IL Route 53
- No buildings and / or roads located within the Buffalo Creek Floodplain.

*Please note the design for the Route 53 Sub-district is conceptual and does not represent the final design of the area. More than one design solution is possible and creative proposals for the final site design are encouraged by the Village of Long Grove.

Office

Retail

Detention / Open Space

Residential



Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Bulk, Space, and Yard Requirements

Height

Follow the requirements set forth in the Long Grove Municipal Code, 5-4-10, Bulk, Space, and Yard Requirements with, to the greatest extent possible, the below additions / exceptions:

- Building heights of new or in fill development should complement the existing pattern of building heights.
- New buildings should reflect the width and height proportionate to neighboring structures. Roof must maintain a compatible roof form and line with adjacent buildings.

Triangle Sub-district Height

- Maximum of 30 feet adjacent to Old McHenry Road
- Maximum of 40 feet set back a minimum of 200 feet from Old McHenry Road



Triangle Sub-district

Yards and Setbacks

Follow the requirements set forth in the Long Grove Municipal Code, 5-4-10, Bulk, Space, and Yard Requirements with, to the greatest extent possible, the below additions / exceptions:

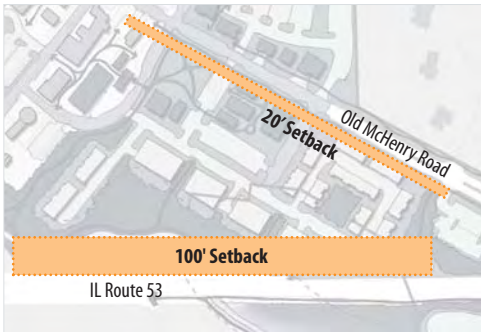
- Setback areas within the Historic Downtown should work in tangent to maintain the alignment of facades adjacent to the sidewalks and pedestrian areas.
- Setbacks should create a positive image and should be similar in dimension to setbacks of adjacent buildings.
- Exceptions may be granted if the proposed setback is pedestrian focused and contributes to the quality and character of the streetscape.

Historic Core Sub-district Minimum Setbacks

- From Old McHenry Road: 20 feet
- From Robert Parker Coffin Road: 10 feet

Triangle Sub-district Minimum Setbacks

- From Old McHenry Road: 20 feet
- From Illinois Route 53: 100 feet



Triangle Sub-district

Coverage

Follow the requirements set forth in the Long Grove Municipal Code, 5-4-10, Bulk, Space, and Yard Requirements with, to the greatest extent possible, the below additions / exceptions:

- A variety of sizes and massing is encouraged in the Triangle Sub-district.
- New building should respect the scale of Downtown.

Historic Core Sub-district Coverage

- Structural Coverage: 7,000 square feet
- Gross Impervious Coverage: 85%

Triangle Sub-district Coverage

- Structural Coverage: 7,000 square feet
- Gross Impervious Coverage: 85%

Business District

Bulk, Space, and Yard Requirements

Height

Follow the design recommendations listed for the Historic Downtown with the below differences:

Route 83 Sub-district Height

- Maximum of 40 feet for commercial uses
- Maximum of 30 feet for residential uses

Route 53 Sub-district Height

- Maximum of 40 feet commercial uses
- Maximum of 30 feet for residential uses



Route 53 Sub-district

Route 83 Sub-district

Yards and Setbacks

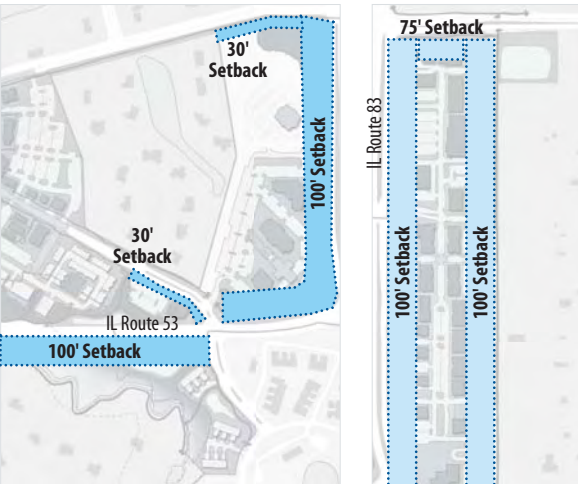
Follow the design recommendations listed for the Historic Downtown with the below differences:

Route 83 Sub-district Building Setbacks

- From Illinois Route 83: 100 feet
- From Aptakistic Road: 75 feet
- From adjacent residential: 100 feet

Route 53 Sub-district Building Setbacks

- From Illinois Route 83: 100 feet
- From Illinois Route 53: 100 feet
- From Robert Parker Coffin Road: 30 feet
- From Illinois Route 53, west of McHenry Road: 30 feet
- From Freemont Way: Match existing residential setbacks



Route 53 Sub-district

Route 83 Sub-district

Coverage

Follow the design recommendations listed for the Historic Downtown with the below differences:

Route 83 Sub-district Coverage

- Floor Area Ratio: 0.16
- Gross Impervious Coverage: 72.5%

Route 53 Sub-district Coverage

- Commercial Floor Area Ratio: 0.18
- Residential Floor Area Ratio: 0.40
- Gross Impervious Coverage: 45%
- Promenade Development: Follow PUD requirements

Planning and Design Guidelines

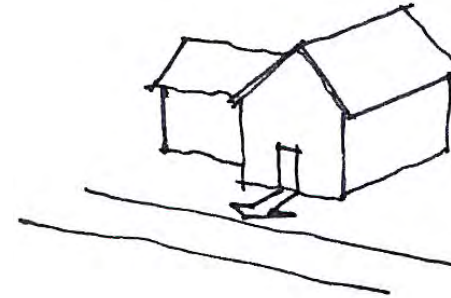
Privately-owned Properties, *continued*

Historic Downtown

Bulk, Space, and Yard Requirements

Orientation

- Primary entrance of the building should face the main access way, street, or other public spaces. The entrance should be easily identifiable by visitors and patrons.
- Configure the building to create focal points of pedestrian activity.
- Sites adjacent to residential uses should orient the building to minimize impacts to residents.
- Buildings within the Triangle Sub-district should be located along a street to create a more friendly pedestrian experience.
- Corner sites should be designed with attractive front building facades along both street frontages.
- Buildings should have a clear and functional tie between new and existing structures.
- Buildings should define edges of development blocks and should frame open space.
- No drive-thrus are allowed in the Historic Downtown.



Orient the front entrance to be adjacent to the main vehicular and pedestrian circulation.

Business District

Bulk, Space, and Yard Requirements

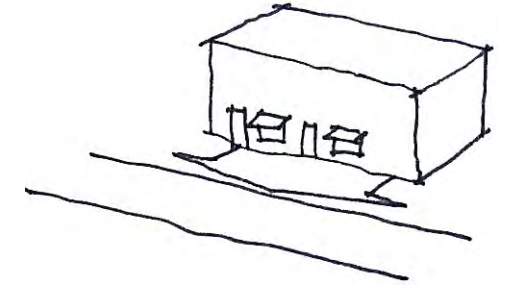
Orientation

Follow the design recommendations listed for the Historic Downtown with the below additions:

- Primary entrance of the building should face the main internal circulation streets.
- Configure the building to create focal points of pedestrian activity.
- Buildings within the Route 83 Sub-district should be located along a main axis or main street to create a more friendly pedestrian experience .
- Outlot buildings should be designed to have four-sided architecture.
- Office buildings should be designed to relate to existing structures on-site.
- Drive-thrus should be located to be screened from any public roadway.

Route 53 Sub-district Building Setbacks

- Proposed buildings should meet all PUD requirements while respecting the existing bank building.
- Alignment of proposed building should follow a northwest/southeast orientation, as shown to the right.



Orient the front entrance to be adjacent to the main vehicular and pedestrian circulation.



New buildings should be oriented to relate to the existing structure.

Sustainable Building Techniques

Property owners are encouraged to follow Leadership in Energy and Environmental Design (LEED) practices relating to building and construction techniques. New and restored building should utilize the LEED Register Project Checklist as a guide.

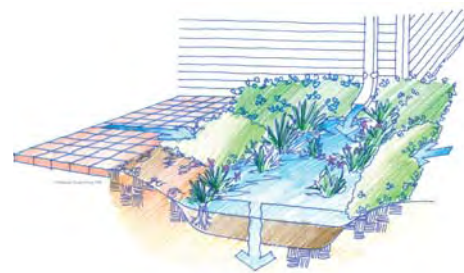
Example checklist topics include:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design Process

Additional information and LEED Project checklists can be found on the US Green Building Council website. <http://www.usgbc.org>

Common green building elements may include:

- Green Roofs
- Using locally fabricated materials
- Interior air quality
- Permeable paving
- Sustainable site design
- Green construction techniques



Rain gardens slow the stormwater runoff from impervious surfaces to allow infiltration back into the soil.



Native plants can reduce the amount of required watering, fertilizing, and maintenance.

Sustainable Building Techniques

Sustainable Building Techniques should be utilized for new development within the Business District. Follow the design recommendations listed for the Historic Downtown.



Naturalized detention is used to temporarily store storm stormwater on site and release it at a controlled rate.



A bioswale is used to slow the speed of surface runoff to allow the stormwater to infiltrate back into the ground.

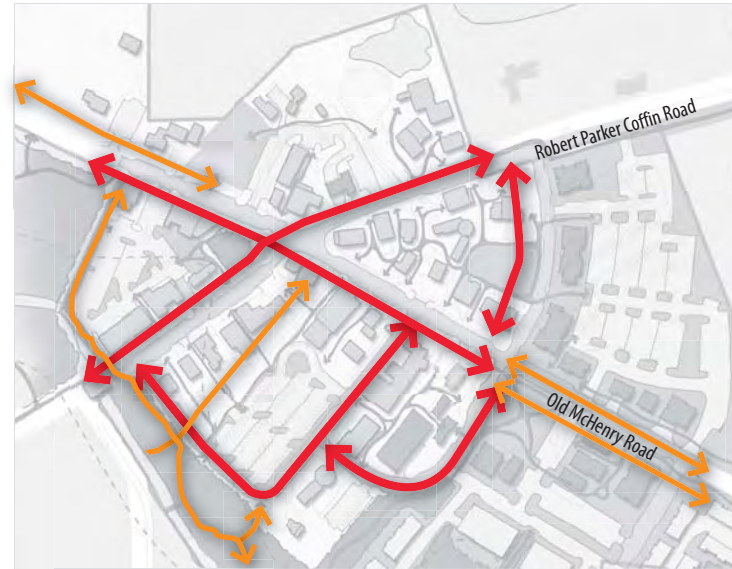
Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Circulation and Trails

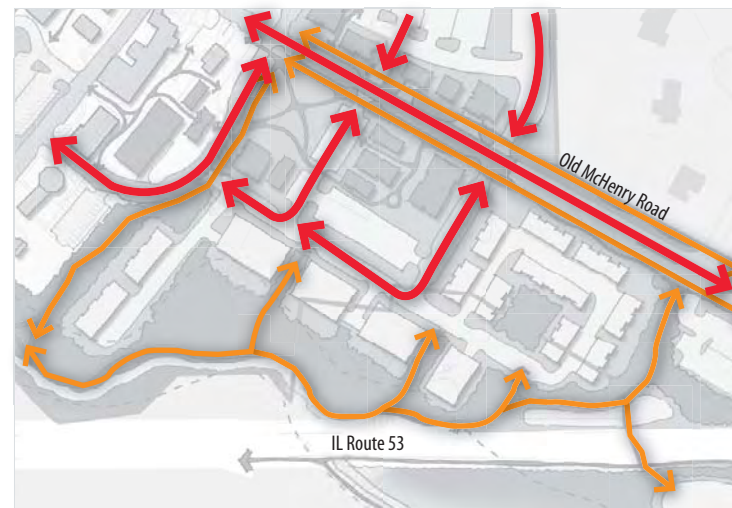
- Historic Core Sub-district**
- Create new roadway network by Fountain Square, Stempel Parking Lot, and connection to the Triangle Sub-district.
 - Sidewalks are required through parking lots.
 - Sidewalks in private areas should be constructed of concrete or clay pavers. Pavers can be installed on a gravel base.
 - Construct a rigid base under all pavers used for vehicular routes.
 - Trails must be 6-10 feet wide and constructed of asphalt or concrete.
 - Sidewalks and trails must meet current ADA code requirements.
 - Sidewalks and trails should facilitate major destinations and offer a safe and direct means of travel.
 - Design sidewalks and trails to provide water run-off and avoid puddling.
 - New private roadways and sidewalks should conform to the standards set in Section 2.



Historic Core Sub-district

- ↔ Primary Vehicular Circulation
- ↔ Primary Pedestrian Circulation

- Triangle Sub-district**
- Provide access to the Stempel Parking Lot from the Triangle Sub-district with new public roads and sidewalks.
 - Align new roadway entrances with new streets and / or parking lot entrances with new streets and parking lot connections.
 - Connect new trails throughout the Buffalo Creek floodplain to the Covered Bridge Trail and other regional trails.
 - Well marked sidewalks and crosswalks are required in parking lots.
 - Use concrete or clay pavers for sidewalks. Install pavers on a gravel base.
 - Create concrete or asphalt trails that are 6-10 feet in width and meet ADA code requirement.
 - Connect the Triangle site to other major destinations with safe and comfortable trails and sidewalks.
 - Design sidewalks and trails to facilitate water run-off and avoid puddling.
 - No new vehicular connections are permitted between Illinois Route 53 and Old McHenry Road.
 - Design new roadways and sidewalks so they conform to the standards set in Section 2 of these Guidelines.



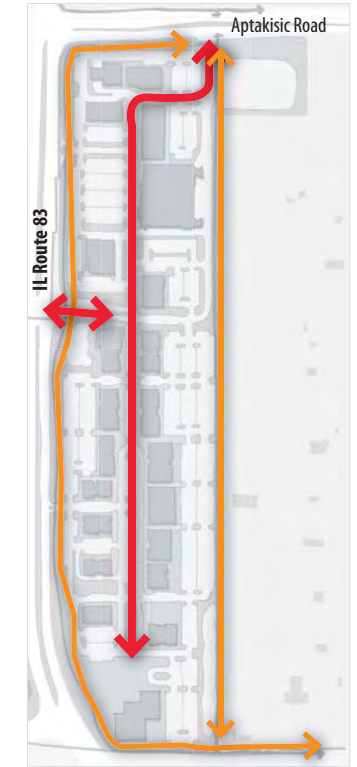
Triangle Sub-district

- ↔ Primary Vehicular Circulation
- ↔ Primary Pedestrian Circulation

Business District

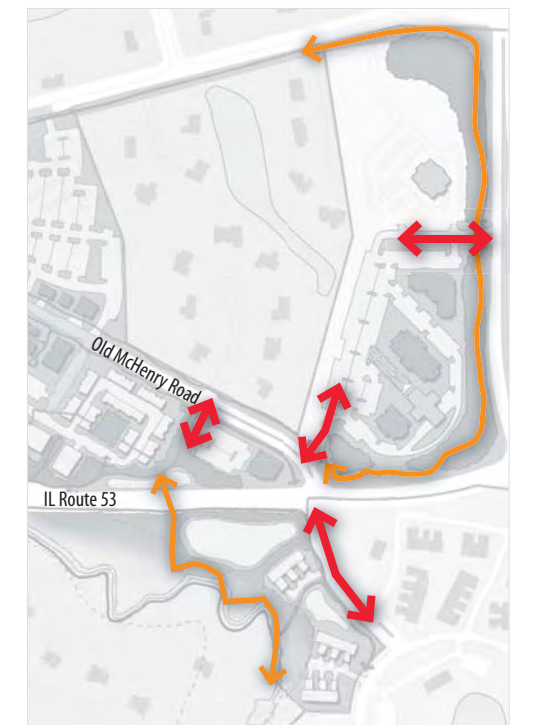
Circulation and Trails

- Route 83 Sub-district**
- Follow the design recommendations listed for the Historic Downtown with the below differences:
- Create new main axes or main street to connect various phases of development.
 - Align the main vehicular access from Illinois Route 83 with Robert Parker Coffin Road.
 - Permit only right in, right out access from Aptakasic Road.
 - Create a 10-12 foot wide multi-purpose trail along the east side of Illinois Route 83 that is safe and comfortable for pedestrians and cyclists.
 - Site should be designed to allow future vehicular connection at IL Route 83 and 53 intersection.



Route 83 Sub-district

- Route 53 Sub-district**
- Follow the design recommendations listed for the Historic Downtown.



Route 53 Sub-district

- ↔ Primary Vehicular Circulation
- ↔ Primary Pedestrian Circulation

Planning and Design Guidelines

Privately-owned Properties, *continued*

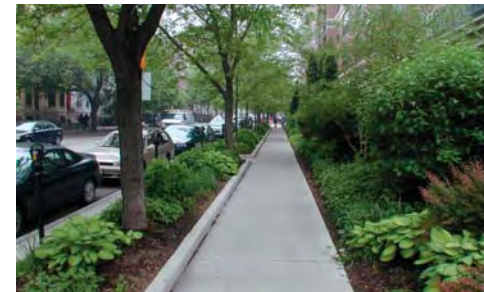
Historic Downtown

Buffer Yards, Landscaping, and Screening Requirements

Buffer Yards

Follow the requirements set forth in the Long Grove Municipal Code, 5-9-7, Buffer Yards, Landscaping, and Screening Requirements, to the greatest extent possible, except as listed below:

- Provide premium landscaping elements in all buffer yard.
- Place plants or planter pots by main building entrances. Use additional site furnishings / landscaping to provide a variety of aesthetically pleasing elements.
- **Remaining Sides:** Locate planting adjacent to building foundations.
- **Open Space:** Plan open spaces with a variety of shade and ornamental trees. Incorporate shrubs, grasses, groundcover, perennials, and annuals into planting areas.



An extensive variety of premium landscape features is highly desirable for the Historic Downtown Long Grove.

Landscaping

Follow the requirements set forth in the Long Grove Municipal Code, 5-9-7, Buffer Yards, Landscaping, and Screening Requirements, to the greatest extent possible, except as listed below:

- Retain as many existing trees and natural features as possible. Preserve existing vegetation that is environmentally beneficial and consistent with Long Grove's image and identity.
- Use native plants wherever possible.
- Plant trees, shrubs, groundcover, and perennial plantings in required setback areas.
- Use a wide variety of plant materials to provide seasonal interest.
- Reinforce the established landscape patterns of existing trees and lawns.
- Incorporate mass plantings wherever possible.
- A recommended planting list is included in Section 2. Selected plant material should be based on hardiness, disease resistance, ease of maintenance, and seasonal interest.
- Use landscaping features that comply with the tree preservation ordinance.



Planting a variety of perennials and annuals is encouraged.

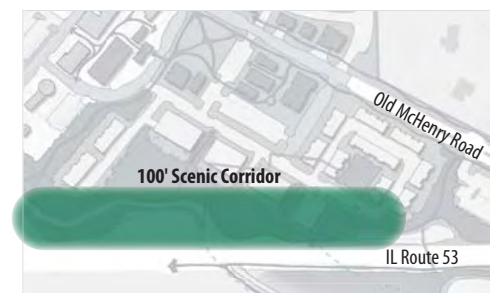
Screening / Scenic Corridor

Follow the requirements set forth in the Long Grove Municipal Code, 5-9-7. Buffer Yards, Landscaping, and Screening Requirements, to the greatest extent possible, except as listed below:

- **Buffer Plants:** Use plantings that contain a minimum of 50% evergreen trees that are 608 feet tall to allow for year long buffering.

Scenic Corridor Easement

- **Historic Sub-district:** None along Old McHenry Road
- **Historic Sub-district:** None along Robert Parker Coffin Road
- **Triangle Sub-district:** 100 foot from IL Route 53
- **Triangle Sub-district:** None along Old McHenry Road



Triangle Sub-district

Business District

Buffer Yards, Landscaping, and Screening Requirements

Buffer Yards

Follow the design recommendations listed for the Historic Downtown with the below differences:

- Landscape should visually tie adjacent buildings together to establish a continuation along street frontage.
- **Open Space:** Detention areas should be designed and planted in a natural manner.



Detention areas and buffer yards should incorporate natural forms and plant materials.

Landscaping

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Non-native plant species should be limited.



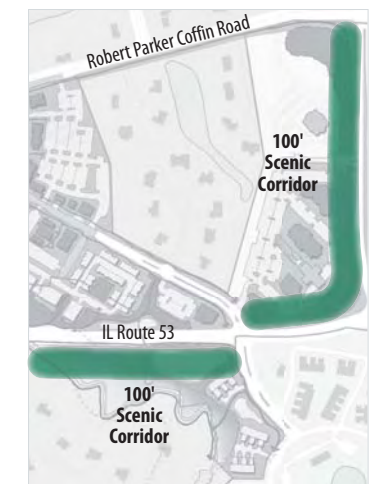
Quality landscaping enhances the visual appeal of commercial businesses

Screening / Scenic Corridor

Follow the design recommendations listed for the Historic Downtown with the below differences:

Scenic Corridor Easement

- **Route 83 Sub-district:** 100 feet from IL Route 83
- **Route 83 Sub-district:** None along Aptakistic Road
- **Route 53 Sub-district:** 100 feet from IL Route 53
- **Route 53 Sub-district:** None along Old McHenry Road



Route 53 Sub-district



Route 83 Sub-district

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Parking

- Parking Lot Layout**
- Follow the requirements set forth in the Long Grove Municipal Code, 5-9-4, Off-Street Parking with, to the greatest extent possible, except as listed below:
- Use consistent parking dimensions for stall widths, curb to curb distances, and parking angles.
 - Use simple parking lot design and incorporate perpendicular parking wherever possible.
 - Design parking lots that are paved, striped, and feature delineated curbs and gutters. Provide illumination that permits safe and convenient evening use.
 - Design parking lots to avoid layouts that visually dominate the site . Avoid using dead end parking rows.
 - Provide well marked sidewalks and crosswalks within and between parking lots that are safe and comfortable for pedestrians.
 - Clearly define parking areas and physically separate them from roadways.
 - Locate temporary parking in private lots throughout the Historic Downtown.
 - Provide a 2 foot overhang for car bumpers.
 - Encourage businesses to reserve nearby parking spaces for customers and require employees to use the public parking lots.
 - Design parking lots constructed of asphalt, concrete, stamped concrete, permeable pavers, or vehicular pavers on an asphalt setting bed with a concrete underlay defined by concrete or granite curbs
 - **Triangle Sub-district, Retail Buildings:** No retail parking requirements.
 - **Triangle Sub-district, Residential Uses:** Two attached spaces per unit.



Parking lot landscape islands provide safe pedestrian access.



Permeable paving is preferred for parking lot surfaces.

- Parking Lot Landscape and Screening**
- **Parking lots up to 4,500 square feet:** Landscape area should equal 8% of the vehicle area.
 - **Parking lots between 4,500 square feet and 20,000 square feet:** Landscape area should equal 10% of the vehicle area.
 - **Parking lot over 20,000 square feet:** Landscape area should equal 12% of the vehicle area.
 - Break up large areas of paving with planting islands that are a minimum 10 feet wide. Place trees and shrubs in planting islands located within parking areas.
 - Plant one tree for every 10 parking spaces. Use a minimum 3 inch caliper.
 - Set back parking lots 10 feet from adjacent property lines.
 - Provide high quality landscaping or hardscaping features to screen parking lots from public sidewalks. Plant trees in parking lots perimeters to define the boundaries between the street and the parking lot.
 - Use a combination of trees, shrubs, and groundcover within landscape buffers. Locate landscape features so that parking lots are screened from adjacent residences.



Use native plants to help screen a parking lots.

Business District

Parking

- Parking Lot Layout**
- Follow the design recommendations listed for the Historic Downtown with the below differences:
- No bus parking is allowed.
 - All parking within 200 feet of the commercial building is to be reserved for customers.



Use landscaped islands in parking lots to visually subdivide and shade paved surfaces.



Physically separate parking lots from from roads. Screen parking lots with high quality landscaping materials.

- Parking Lot Landscape and Screening**
- Follow the design recommendations listed for the Historic Downtown with the below addition:
- When parking is adjacent to a residential area, fencing should be included along shared property line.



Use high quality fencing to screen parking lots from residences

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Loading and Services

- Location**
- Locate loading and service areas so they are hidden from street views.
 - Locate loading and service areas behind or to the sides of buildings and separate them from pedestrian traffic. Make sure they do not impede emergency access.
 - Use group recycling areas wherever possible.
 - Maintain emergency access at all times.



Physically separate service areas from public areas.

- Screening**
- Screen commercial buildings from adjacent residences with walls or landscaping features.
 - Shield roof mounted mechanical equipment from views on all sides.
 - Screen mechanical equipment, air conditions, and delivery / storage containers from view with high quality fencing, hardscaping materials, and / or landscaping features.



Fully integrate screens for service areas and dumpsters into a building structure or screen them from view with high quality fencing, hardscaping materials and / or landscaping features.

- Refuse Enclosures**
- Fully integrate screens for dumpsters into building structures using the same high quality materials that are used for the primary building. Or, fully screen service areas and dumpsters from view using high quality fencing, walls, and / or landscaping features that are complementary to the primary building and adjacent properties.
 - Create common areas for refuse enclosures wherever possible. Reduce the number of collections and multiple service providers whenever feasible.

- Refuse Collection and Delivery Times**
- Implement restrictions as necessary on deliveries and service times for commercial buildings that abut residential areas.
 - Limit pick up / drop off times to 8 a.m. - 8 p.m.
 - Do not begin service activities until 7 a.m. on weekdays and 8:00 a.m. on Saturdays. Do not allow service activities on Sundays.

Business District

Loading and Services

- Location**
- Follow the design recommendations listed for the Historic Downtown.

- Screening**
- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Screen service areas and dumpsters from view using high quality fencing, walls, and / or landscaping features that are complementary to the primary building and adjacent commercial properties.

- Refuse Enclosures**
- Follow the design recommendations listed for the Historic Downtown.

- Refuse Collection and Delivery Times**
- Follow the design recommendations listed for the Historic Downtown with the below differences:
- Limit pick up / drop off times to 7 a.m. - 10 p.m.
 - Do not begin service activities until 7 a.m. on weekdays and 8:00 a.m. on Saturdays. Do not allow service activities on Sunday.

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Stormwater Management

Provide adequate stormwater management facilities for new developments within the Historic Downtown. Design the facilities that comply with Lake County Stormwater Management Regulations while following the basic principles listed below:

- Minimizes impervious surfaces and eliminate as much impervious surface as possible by installing vegetated roofs or pervious surfaces.
- Locate buildings, roads, and parking away from natural resource areas and soils that infiltrate well.
- Retain native vegetation and trees where possible.
- Preserve native soil where possible.
- Utilize existing topography and plant material of a site to slow, store, and infiltrate stormwater.
- Protect natural drainage features.
- Utilize Best Management Practices (BMP) such as bioretention, bioswales, or permeable pavement to help decrease the size of stormwater ponds.
- Design detentions areas to be natural in form and planting. Incorporate curvilinear edges and appropriate native plantings wherever possible. Use taller plant material within detention area buffer plantings that are located adjacent to residences.



Use native plantings in parking islands for stormwater management.



Use bioswales in planting islands to help filter parking lot run-off.

Business District

Stormwater Management

Provide adequate stormwater management facilities for new developments within the Business District. Follow the guidelines listed for the Historic Downtown.



Use bioswales in planting islands to help filter parking lot run-off.



Incorporate natural forms and plant materials into the design of detention areas.

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Long Grove Style

Architecture

Follow the requirements set forth in the Long Grove Municipal Code, 7-2-4, Long Grove Style, to the greatest extent possible, except as listed below.

- Emphasize street corners with signature architectural design.
- Vary the architectural styles of contiguous buildings to reflect the eclectic feel of the existing buildings in the Historic Business District.
- Emphasize the distinction between fronts, sides, and backs of the buildings with architectural design elements and / or building materials.
- Incorporate the mass, dimension, scale, materials, facade articulation, roof lines, and overall character of the Historic Downtown into the architectural design of new structures.
- Provide entrances at ground level and insure barrier-free access to building.



Emphasize the distinction between fronts, sides, and backs of buildings with architectural design elements and / or building materials.

Roofs and Facades

- Design buildings facades with a base, middle, and top.
- Subdivide large facades vertically with windows, columns, or other architectural features.
- Thoughtfully integrate ornamentation into the overall building design.
- Use dormers, skylights, and clerestories to enliven the appearance of roofs.
- Do not use false facades or false roof lines.
- Do not use mansard roofs.
- Do not use vinyl or metal sidings.
- Develop a rhythm of design elements, such as alternating windows, to create interest in the building's facade.
- Incorporate widows in front building facade to highlight retail or commercial spaces.



Design building façades with a base, middle, and top.

Building Material

- Use high quality, long lasting building materials (preferred primary building materials include stone, brick, and wood).
- The following materials are considered inappropriate for the Historic Downtown: Concrete block, concrete masonry units, corrugated fiberglass, imitation rock work, and mirror or metallized reflective glass.
- Select masonry colors which are compatible with adjacent structures.
- Use building materials with warm colors. Trim colors should be contrasting but compatible with the building's color.



Use high quality, long lasting building materials.

Business District

Long Grove Style

Architecture

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Complement the architectural style of existing buildings within the Historic Downtown (complementary styles are not limited to Victorian or Greek Revival).



Use architectural design elements that harmonize with the classical styles of existing buildings in the Business District.

Roofs and Facades

Follow the design recommendations listed for the Historic Downtown with the below additions:

- Allow flat roofs in conjunction with gently sloped roofs for office and commercial buildings if the roofs are well designed.
- Use overhanging roofs wherever possible.
- Use green roofs wherever possible.



Subdivide large façades vertically with windows, columns, or other architectural features.

Building Material

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Decorative concrete masonry units are allowed in the Business District within service areas and / or at the rear of the building, hidden from street views.



Use high quality, long lasting building materials.

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Lighting

Parking Lot Lighting Follow the requirements set forth in the Long Grove Municipal Code, 5-9-9, Exterior Lighting, to the greatest extent possible, except as listed below.

- Parking lot lighting should be adequate to ensure pedestrian and vehicular safety and be activated by a photocell. Full public illumination is expected until midnight each day.
- Use dark sky friendly lighting.
- Design and orient lighting as not to reflect or shine on adjacent properties. Provide a cut-off lens adjacent to residential properties to ensure that light is directed on site.
- Parking lot lighting must be design as to not call attention to the parking lot.
- Organize, articulate, and enhance the lighting to reinforce the downtown structure. Poles should be located in planter islands and perimeter landscape areas.
- Remove and replace existing non-conforming units.
- Perimeter poles must be set back a minimum of 2 feet from back of curb.
- Parking lots shall have lighting levels in accordance with the latest edition of the Illumination Engineering Society (IES) Lighting Handbook.
- See Section 2 for specific public lighting requirements.



Box shaped light fixture is preferred for parking lot lighting in the Historic Downtown.

Pole and Fixture Color: Black or Dark Brown
Lantern: Dark Sky Friendly
Pole: Decorative Concrete or Metal
Preferred Height: 25 feet

Pedestrian Lights

- Light poles are required to be setback at least 2 feet from walkways.
- Use dark sky friendly lighting.
- Use white light in pedestrian areas.
- Lighted bollards and other landscape lighting may be placed along pedestrian walkways and within the landscape.
- Bollards must be located at least 1 foot from pedestrian walkways.
- Cut-off reflective lenses are recommended to direct light onto walkways.
- Parking lots shall have lighting levels in accordance with the latest edition of the Illumination Engineering Society (IES) Lighting Handbook.
- See Section 2 for specific public lighting requirements.



Traditional style fixture is preferred for pedestrian lighting in the Historic Downtown.

Pole and Fixture Color: Black or Dark Brown
Lantern: Dark Sky Friendly
Pole: Decorative Concrete or Metal
Height: 10-16 feet

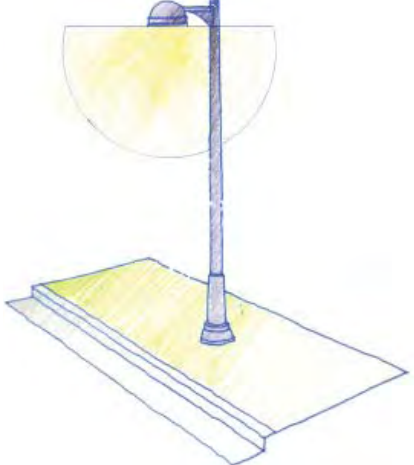
Architectural and Seasonal Lighting

- Major entry ways should be carefully illuminated.
- Illumination should highlight the entry with soft, controlled light.
- Building illumination is only allowed in the Historic Downtown.
- Seasonal lighting is encouraged to be placed and maintained on buildings and landscaping. Seasonal lighting is allowed between November 1 and February 1.
- Roof outlining in white lights is allowed year round. Burned out bulbs must be changed in a timely manner.

Business District

Lighting

Parking Lot Lighting Follow the design recommendations listed for the Historic Downtown.



Dark sky light fixtures are designed to direct lamp light downward and outward where it is useful rather than upward.

Pedestrian Lights Follow the design recommendations listed for the Historic Downtown with the below addition:

- Install pedestrian lights along primary vehicular circulation routes.
- Color:** Black
Lantern: Traditional Style, with swan style neck
Pole Material: Metal
Height: 12-16 feet
Accessories: Hanging Baskets or Banner Arms



Traditional fixture with swan style neck is preferred for pedestrian lighting in the Business District.

Architectural and Seasonal Lighting Follow the design recommendations listed for the Historic Downtown.

Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Site Furnishings

- Site furnishings in private areas should closely resemble chosen amenities for public areas. See Section 2 for furnishings chosen for public improvements.
- When redevelopment projects disturb existing, non-compliant site furnishings, these items should be replaced.
- Developments should place benches, trash / ash receptacles, lights, bike racks, and other site furnishings in locations where they will be easily accessible to patrons, employees, and visitors.
- Materials should reflect the style of other Village furniture and be high quality.
- Maintenance and cost effectiveness are influenced by durability and construction quality.



Existing stone bench in the Historic Downtown.

Benches

- Benches should be located near building entrances, adjacent to walkways, and through out any open space.
 - Benches should be securely mounted to minimize theft and vandalism.
 - Bench selection will be approved by the Village of Long Grove.
 - When redevelopment projects disturb existing site furnishings, those items should be replaced with approved equals.
 - Colors and materials should complement Historic Downtown architecture and landscape
- Length:** Should be long enough to accommodate 2 to 3 people comfortably.



Custom benches, such as this, are encourage but must complement the Historic Downtown's architecture and landscape.

Trash / Recycling / Ash Receptacle

- Receptacles should be spaced throughout the right-of-way, placing additional receptacles near restaurants and other areas of heavy pedestrian use.
- Color:** Black
Material: Metal



Manufacturer: DuMor
Model: Receptacle 102



Manufacturer: DuMor
Model: Ash Urn 123

Mailboxes

- Mailboxes located within the Historic Downtown shall be located within the right-of-way.
 - Custom mailboxes may also be installed and must reflect the character of Historic Long Grove.
 - Custom Mailboxes must be approved by the Village of Long Grove Architectural Board and be compliant with any United States Postal Service requirements.
- Color:** Black
Material: Metal



Example of desirable group mailbox styles for the Historic Downtown.

Business District

Site Furnishings

- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Site furnishings must complement the development's architectural character.

Benches

- Follow the design recommendations listed for the Historic Downtown with the below additions:
- Benches should be located in pedestrian areas.
 - Benches may be constructed of recycled material.
- Color:** Black
Material: Metal



Benches may be constructed of recycled material.

Trash / Recycling / Ash Receptacle

- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Receptacles may be constructed of recycled material.



Receptacles may be constructed of recycled material.

Mailboxes

- Follow the design recommendations listed for the Historic Downtown with the below additions:
- Mailboxes for large commercial development shall be incorporated within the commercial building.
 - If residential housing utilizes a gang box, it must follow the below requirements.

Planning and Design Guidelines

Privately-owned Properties, *continued*

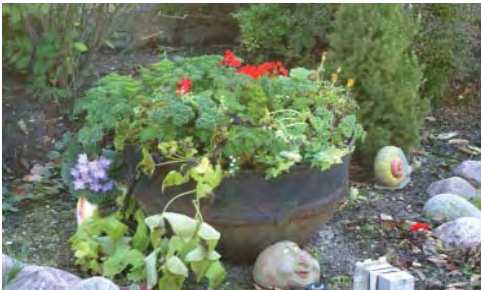
Historic Downtown

Site Furnishings

- Bicycle Racks**
- Bicycle racks may be placed adjacent to benches or building entrances.
 - A simple design having little visual impact is preferred.
 - Bicycle racks must be permanently secured to the ground.
- Color:** Black or Dark Brown
Material: Metal



- Planters**
- Planters should be located adjacent to the public sidewalks in areas that are not conducive to in-ground planting.
 - Hanging planters shall also be placed on street / pedestrian lights within the right-of-way, adjacent to the street.
 - Wood planters are prohibited.
- Color:** Complement architecture
Material: Clay, concrete, metal or approved equal



Similar to this metal pot, unique, durable, and high quality planters are encourage to be placed adjacent to businesses.

- Unique Site Amenities**
- Unique site amenities are encourage to be placed in the Historic Downtown.



Unique elements may be permanent or seasonal.

Business District

Site Furnishings

- Bicycle Racks**
- Follow the design recommendations listed for the Historic Downtown with the below additions:
- Bicycle racks should be spaced throughout the right-of-way, placed adjacent to benches and building entrances.
 - Style should match the development’s theme and architecture.
- Color:** Black
Material: Per manufactures regulations



- Planters**
- Follow the design recommendations listed for the Historic Downtown.

- Unique Site Amenities**
- Follow the design recommendations listed for the Historic Downtown with the below addition:
- Unique site amenities are encourage but not required in the Business District.

Planning and Design Guidelines

Private Improvements, *continued*

Historic Downtown

Site Furnishings

Fencing

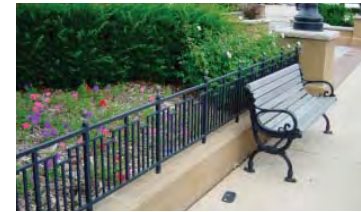
- Fencing shall be used in the Historic Downtown for either decorative or screening purposes.
- Decorative fencing should be “open” fencing and may be located along the front and side yard property lines.
- Screening fencing is only allowed around refuse containers.

Color: White, natural wood, or black metal

Material: Wood or Metal

Decorative Height: Varies

Screening Height: Maximum: 8 feet



Decorative planter fencing



Existing white picket fencing



Wood screening fencing



Existing post and chain

Decorative and Retaining Walls

- All walls should be level, with the height of the wall varying according to the grade changes.

Color: Complementary to building architecture and landscape.

Material: Brick, stone, or other natural material



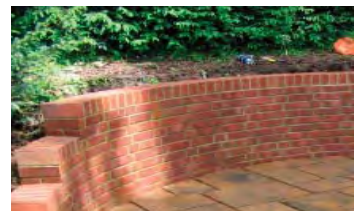
Existing brick bridge and walls



Existing brick walls



Brick retaining wall



Brick retaining wall

Outdoor Dining

Follow the requirements set forth in the Long Grove Municipal Code, 5-4-5, Special Uses, to the greatest extent possible, except as listed below.

- Metal fencing shall be placed to define the edges of the outdoor dining space. Fencing must have a minimum of 50% of it's railing or top of fence covered with planter boxes. Planter boxes must include plant material throughout the growing season.
- The location and arrangement of the dining areas must not impede pedestrian or traffic flow or block the access to and from the building.
- All outdoor furnishings shall be constructed of high quality material and must allow for easy removal during the winter months or if required by the Village.
- No advertising or promotional features are allowed in outdoor dining areas.



Existing table and chairs

Table and Chairs

Color and Style: Complementary to existing site

Material: Metal

Optional Accessories: Umbrellas

Business District

Site Furnishings

Fencing

Follow the design recommendations listed for the Historic Downtown with the below additions:

- Screening fencing is only allowed along the rear property line or to screen businesses from residential uses.

Screening Height: Maximum: 8 feet



Wood screening fencing



Wood screening fencing



Metal screening fencing

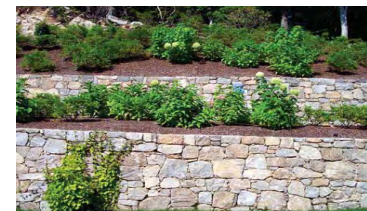
Decorative and Retaining Walls

Follow the design recommendations listed for the Historic Downtown with the below addition:

- Decorative modular wall is allowed but must complement building architecture and landscape.



Brick retaining wall



Stone retaining wall



Modular block retaining wall

Outdoor Dining

Follow the design recommendations listed for the Historic Downtown with the below additions:

Table and Chairs

Color and Style: Black and complementary to site

Material: Metal

Optional Accessories: Umbrellas



Planning and Design Guidelines

Privately-owned Properties, *continued*

Historic Downtown

Signage Regulations

- Signs** Signs shall follow the requirements set forth in the Long Grove Municipal Code, 5-9-5, Signs, to the greatest extent possible, except as listed below.
- General Requirements**
- Signs must reflect the historic and eclectic feel of the Long Grove Historic Downtown and be integrated within the landscaping and architecture whenever possible.
 - Creative and unique signs are encouraged.
 - Signs may not be internally illuminated.
 - Recommended signs can be illuminated with architecturally appropriate fixtures including goose-neck style, carriage style, ground sign up lighting, or other fixtures designed to be hidden from view.
- Placement**
- No sign shall be placed more than 12 feet above finished grade at the main entrance of the building.
 - Signs must be placed adjacent to the destination they are intended to serve.
 - Window signs area allowed but are to cover no more than 20% of the total window space.
- Colors**
- A darker background with lighter lettering is encouraged.
 - Use body colors for awnings and canopies that blend with the building facade.
- Materials**
- Signs should be simple and constructed of high quality materials.
 - Signs must be durable, vandal resistant, and designed for easy maintenance.
 - Suggested materials include painted wood, metal, and stone.
 - No particle board or plastic is allowed.
 - Highly reflective metallic signs are not permitted.
- Content**
- Signs shall be limited to the business name and a maximum of five additional words describing the products or services.
 - Signs may not include an email, web, address, or phone number of the business.
 - A graphic or symbol may be included on the sign given it is complementary to the overall design of the sign.
- Temporary Signs**
- Temporary signs must comply with Section 5-9-3 of the Long Grove Municipal Code.
 - Hand lettered or temporary ground stake signs are prohibited.
 - Daily retail “specials” signs or sandwich board are not allowed to be placed within the right-of-way.



Business District

Signage Regulations

- Signs** Follow the design recommendations listed for the Historic Downtown with the below differences.
- General Requirements**
- Use low-profile signs, which are compatible with the architecture of the building.
 - Signage should provide information and direction to direct people without confusion or delay.
- Placement**
- Wall signs should be integrated into the facade of the building or landscape design.
- Materials**
- Materials should complement architecture of the building.
- IL Route 83 Monument Signage**
- Use low-profile signs, which are compatible with the building architecture and site for all uses.
 - Retail, office, service, and entertainment signage should be designed as monument signage.
 - Each development may not have more than one monument sign.
 - One sign per outlot is allowed. Ground signs of all outlots must not be more than 8 feet tall, measured from the final grade to the top of the sign.
 - Ground signs for development must not be taller than 15 feet, measured from the final grade to the top of the sign.
- Lighting**
- Illuminated signs should only light the letters of the sign, not the background.
 - Signs can be internally illuminated.



PUBLIC COMMENTS

Joanie's Pizzeria

Outdoor Dining Deck Expansion

Jennifer Marshall

From: Chris Beckord <cbeckord@gmail.com>
Sent: Friday, May 6, 2022 3:08 PM
To: Long Grove
Cc: Taylor Wegrzyn; rodgergoble@comcast.net; Greg Jackson; wilson5279@comcast.com
Subject: Architectural commission. Re. Joanies deck expansion

It has come to my attention that there will be a meeting at the Village Hall May 16 at 7 PM to discuss this matter.

Please enter these comments into the official record.

This project, if allowed to move forward will cause irreparable damage to the Three Lakes neighborhood.

1. Reduced property value.

An approval of this deck expansion will significantly reduce the value of the properties surrounding Mill Pond. We all remember that during the real estate crisis several years ago there were foreclosure's in the Three Lakes neighborhood. When certain properties in a neighborhood are devalued all the properties are devalued. That's the way the real estate market works. We all saw it happen.

2. Constant and oppressive noise

With the deck at its current size the noise at times becomes unbearable. The thought of sitting out on your deck like all the other residence of Long Grove and enjoying lunch or the evening is just not possible. We are not talking about a isolated situation, we are talking about it happening twice every day.

Currently the north side of the building has large sliding doors that can be opened. Although the village does not allow these doors to be opened at times they are anyway. There is an amphitheater effect created and you can't believe how loud the noise is.

If this deck is allowed to be expanded, the increased noise factor would be crushing and have a significant negative effect on the Three Lakes neighborhood.

A proposal that generated this much significant noise proposed in any other Long Grove neighborhood would simply be denied. Long Grove has very strict rules that are designed to protect all residents and all neighborhoods.

Please protect our neighborhood.

Respectfully;

Chris Beckord

Sent from my iPad

Jennifer Marshall

From: randallharland@gmail.com
Sent: Sunday, May 8, 2022 9:45 PM
To: Long Grove
Subject: Joanie's Pizzeria of Long Grove

It is my understanding that Joanie's Pizzeria of Long Grove has petitioned the village to allow a substantial increase in its decking/outdoor dining area.

As someone who frequently visits the neighborhood on the other side of the pond, I feel this will have a devastating impact on the quiet environment. The peace and quiet of the neighborhood north of Joanie's is a major reason why my family chose to move to Three Lakes Drive many years ago. Yet, we can't keep windows open whenever the weather is mild, as the noise from the restaurant deck travels across the water. If the crowd were to grow, I think it would require my family to sell. If that weren't bad enough, I also feel such an initiative by the restaurant would lower the value of the house substantially.

I believe the village of Long Grove has to consider the balance between commerce and homes. Please be very careful taking the next step, as commerce is apparently about to infringe on the residential aura that attracted my family to the village in the first place.

Randall Harland
randallharland@gmail.com
+1 (224) 279-8240 cell
<https://www.linkedin.com/in/randall-harland-bb11b264/>

Jennifer Marshall

From: David Mundt <dmundt@dmmfirm.com>
Sent: Thursday, May 12, 2022 6:49 AM
To: Long Grove
Subject: Village Meeting of May 16

Good morning,

It has come to our attention that Joannie's restaurant desires to enlarge its outdoor area. While we respect and appreciate the businesses in the downtown LG area, the Three Lakes neighborhood cherishes its quiet peacefulness. We fear that such an expansion will infringe upon this peace.

We will be unable to attend the scheduled May 16 meeting at the Village Hall, but would like to note our position against this request.

Thank you,

David M. Mundt
ATTORNEY AT LAW
4124 RFD
Long Grove, Illinois 60047

Tel: 847-341-9701

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