

Meeting Agenda  
**Skokie Appearance Commission**  
Wednesday, October 25, 2023 at 7:30 P.M.  
Village of Skokie  
5127 Oakton Street  
Skokie, IL 60077

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes from October 11<sup>th</sup> Meeting**
- IV. **Old Business**
  - a. Consideration of a Certificate of Appropriateness for Residential Properties:

<b>2022-067A – 4600 Main St.</b> Applicant: Arie Crown Hebrew Day School Owner: Luz & Associates #1LLC Request: New Residential Development
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- V. **Public Comment (for non-agenda items)**
- VI. **Adjourn**

**Appearance Commission Meeting Minutes**  
**Date: October 11, 2023**

A motion was made by Commissioner Naumiak to approve the minutes of the September 13, 2023 meeting and seconded by commissioner Maschek. All members voted aye.

Commissioner Demario was absent.

**Case 2023-032A – 7525 Lowell Ave- New Detached Garage**

**Discussion and Interested Parties**

Chairman Lynk read Staff comments into the record.

The garage was constructed in violation of approved plans and must go before Zoning Board of Appeals for a variation.

Commissioner Maschek asked if the pitch of the garage roof matches that of the house roof.

Chairman Lynk liked the fire pit feature.

Commissioner Maschek added that inclusionary zoning changes could allow for taller garage structures in the future.

**Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve as Presented. The vote was unanimous.

Motion: Maschek    Second: Naumiak

Ayes: 6

Nays: 0

Absent: 1



**Case 2023-036A – 8951 Lincolnwood Dr - 1<sup>st</sup> & 2<sup>nd</sup> Floor Residential Addition**

**Discussion and Interested Parties**

Chairman Lynk read Staff comments into the record.

The architect presented the case and verified that all materials will match existing.

Chairman Lynk said that the aesthetic appeared similar.

Commissioner Maschek liked the mid century look and said that there are not many midcentury style homes left. He preferred that the mullions in the windows be removed.

**Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote is unanimous.

Motion: Klein

Second: Pathak

Ayes: 6

Nays: 0

Absent: 1

## **Case 2023-038A – 9015 Keeler Ave- New Detached Residence**

### **Discussion and Interested Parties**

Chairman Lynk read Staff comments into the record.

The petitioner clarified that brick color will most closely resemble the one show in the material sheet.

Chairman Lynk asked if the ebonite satin smooth material is brick. The petitioner affirmed.

Chairman Lynk said that the bulky column at the front is ok if it matches the width of the side of the garage. He asked if the structure will be bricking all around.

The petitioner said yes except for the wood material used for the bump out component.

Commissioner Naumiak said that the proposal looked good.

### **Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote is unanimous.

Motion: Maschek    Second: Naumiak

Ayes: 6

Nays: 0

Absent: 1

## **Case 2023-035A – 4605 Golf Rd- Non-Residential Façade**

### **Discussion and Interested Parties**

Chairman Lynk read Staff comments into the record.

A representative for the architect said that the proposed is a contemporary design that will change the current plain stucco design. He added that the clock will have lit hands and will be facing Golf Rd.

The material will consist of anodized aluminum and corrugated black panels that will compliment with back lighting.

Chairman Lynk questioned if the site was currently under construction.

The representative said that it is in the footings stage.

Chairman Lynk said he was not fond of the clock.

The representative said that the clock is a feature on all of their buildings.

The clock materials are anodized aluminum and limestone.

The Chairman asked if the clock would be roughly 100 yards from Golf Rd.

The petitioner replied, yes.

### **Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to Approve as Presented.

The vote is unanimous.

Motion: Naumiak    Second: Pathak

Ayes: 6

Nays: 0

Absent: 1

## **Case 2023-037A – 5110 Brown St- 2<sup>nd</sup> floor Residential Addition**

### **Discussion and Interested Parties**

Chairman Lynk read Staff comments into the record.

Given the large quantity of Staff comments, Chairman Lynk told the petitioners to work with Staff and return once a proposal with fewer Staff objections is reached.

### **Recommendation and Voting**

Case continued. No Vote.

## **Case 2023-039A- 4043 Main St- Commercial Façade**

### **Discussion and Interested Parties**

Chairman Lynk read Staff comments into the record.

The proposed design features a new 4' tall wall that is much shorter than what had been previously proposed to Staff.

Chairman Lynk asked for the material behind the wall.

The applicant said that it will be stucco with crown molding on the top.

Commissioner Maschek asked if there will be an outdoor café for the grill.

The applicant responded there would be outdoor seating in the summer months and weather permitting and added that the proposal will look nice compared to the existing.

### **Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to Approve as Presented. The vote is unanimous.

Motion: Shah Second: Pathak

Ayes: 6

Nays: 0

Absent: 1

## **Old Business: Consideration of a Certificate of Appropriateness for Residential Properties**

### **Case 2022-067A- 4600 Main St- New Residential Development**

#### **Discussion and Interested Parties**

Fitzgerald Architects presented the case.

The proposal was amended from the initial 5-story building to townhomes. A palate of brick, stucco, and stone are used to be compatible with the neighborhood.

He added that window size and locations have been modified in this proposal based on concerns from neighbors. 3<sup>rd</sup> floor bedroom windows have been removed. Living room and dining room windows on end elevations on 2<sup>nd</sup> floor are preserved for natural light.

The building elevations are a composite of brick, stucco, fiber cement siding, stone, metal canopies.

Each building is 6 units. Each unit has distinct features, but they mirror one another as well.

An alternating checker-board pattern is created with the use of different materials.

Trees # 12 and 13 are feared not to survive construction and will be removed and replaced.

Chairman Lynk is unsure about the amount of white cement board.

The architect responded that an all red and yellow brick façade was rejected by Staff.

Chairman Lynk added that the Commission does not want aluminum siding.

Commissioner Maschek said the fiber cement stands out. He said that traditional or contemporary in design are options but that it should not be both. He added that conformity with surrounding structures should not be done at the expense of quality.

Chairman Lynk asked for the original submittal that was changed after Staff input.

Commissioner Maschek mentioned that the flat single canopies above the door can be doubled making it flat to mimic the stoop.

Chairman Lynk said that the cement board makes it look 'cheap'.

Commissioner Maschek asked Staff to project the design that features gables and bump outs. The Commissioner compares the two designs. He stated that more brick should be added and that he does not like the dog house-like roofs.

Commissioner Maschek likes the contemporary look. He suggested a complete material board to better evaluate colors.

Commissioner Naumiak asked what color the windows would be.

The petitioner replied, white.

Chairman Lynk said that he likes the bricks shown on the sample board.

Commissioner Naumiak asked what color the canopies would be.

The architect showed the dark steel grey sample.

Commissioner Naumiak said that the doors should be in that color as well.

Commissioner Klein stated that she wants to see preservation of existing trees as well as adding larger trees to soften the project.

The petitioner presented a video of the proposed project.

The petitioner added that the clubhouse was being removed for open grass based on feedback.

Commissioner Maschek referenced the neighbors' concerns with the 5' fence height.

The petitioner replied, stating that it would be a 6' tall fence solid vertical board to board with no gaps.

## **Public Comment**

### **Speaker 1:**

References and summarized letter submitted and signed by 66 community members with concerns about the development.

Chairman Lynk reiterated that only appearance related comments would be heard.

Speaker stated that massing and density are an appearance related concern. Also stated that the proposal reduces green space. They also noted that the petitioner has not applied for the planned development designation. They stated that neighboring buildings are shorter than the proposed development.

She also stated that the proposed development façade is out of character with the neighborhood. Speaker noted that for sake of maintenance and sound insulation, the proposed fence should be a brick one.

### **Speaker 2**

Speaker 2 commented that green space in Skokie is now more valuable than ever. He referenced a past comment by Chairman Lynk that something would be built on the land of proposed development and asked the Chairman how he knew this.

Chairman Lynk said he concluded this based on the sale of the property that something new was going to be developed on site. Chairman Lynk also noted that the comment was not Appearance related.

### **Speaker 3**

Agreed with Commissioners about adding more brick, doors having combined the overhang, not liking dog-house style overhang.

### **Speaker 4**

Showed a slideshow about comparable community facades. Discussed homes in the area and stated that all are brick façade. He also stated that he does not feel that fiber cement board fits with the neighborhood.

Chairman Lynk asked if he was bothered by the white fiber cement board. The speaker said, yes. Chairman Lynk asked the speaker if he would like to see one continuous brick color. The speaker replied, no.

Slideshow showed facades of new construction around Skokie. The speaker said that all are classic and not trendy or contemporary.

### **Speaker 5**



The speaker also presented a slideshow. The speaker said that the proposed building is taller than surrounding properties.

The speaker referenced an appeal with the Plan Commission and said that 12 buildings cannot be on one lot.

The speaker showed other townhome developments around Skokie. He stated that most of the others are near businesses, schools, highways and not next to R1 zoned properties like the proposed one is.

### **Speaker 6**

The speaker asked about who will maintain trees and landscaping on site. Staff stated that there would be a landscape agreement with a separate ordinance should the development be approved. Staff also added that landscape bond money is held to ensure compliance with approved landscape plan.

### **Speaker 7**

The speaker stated that density is related to the appearance and that the development would be one of the largest in the area and is not in keeping with the neighborhood.

The speaker said that the project will not benefit the neighborhood and will drastically affect the quality of life, and that she did not like the appearance of the building.

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The petitioner's party returned to the podium.

The architect said there is no objection to going to all brick façade and removing white cement panels. Relief is being asked on this between the 2 story windows.

They stated they have no objection to combing canopies into a single canopy.

Commissioner Naumiak asked if the door could be a glass door.

The architect responded that there will be a glass panel in the door.

Chairman Lynk asked about the fence material.

Commissioner Maschek asked if the posts would be wood or steel.

The architect responded, wood.

Commissioner Maschek said that metal posts would be nice. He also asked if the fence would go the entire length.

The petitioner said that part of the fence is on the neighboring property.

Chairman Lynk said if the neighbors agree, the fence should be consistent.

Chairman Lynk said that the fence should be an upscale and quality one.

Commissioner Maschek asked about materials and suggested that a brick with an interesting look can be utilized rather than with fiber cement. He also asked about whether there could be additional windows on the side elevations. He also suggested exploring adding a soffit above the 3<sup>rd</sup> floor window so it appears less flat.

Commissioner Maschek pondered whether additional green area could be added where 24' bricked drive aisle is without impacting parking.

Chairman Lynk stated that this is part of Plan Commission and should be disregarded.

Commissioner Maschek added that there should be a landscape maintenance plan.

Chairman Lynk requested that the project be re-presented to include all brick elevation, brick element to replace white board area, varying color of lighter color cement board or improved rendering, continuous canopies, soffit or feature above upper window, cut sheet of proposed fence and windows on side elevations.

Commissioner Maschek clarified that it need not necessarily be additional windows on the side elevation, but something to dress up the corner.

Commissioner Shah added that lighting on site should be addressed.

A resident asked about the configuration of fencing around the two recreational parks. Chairman Lynk asked what the neighbors prefer. The preference was for the area to be open. Commissioner Maschek said he'd rather see resources diverted to the privacy fence than around the parks.

## **Recommendation and Voting**

Case continued to October 25, 2023. No Vote was taken.

**MEMORANDUM**

**Community Development Department**

To: Michael Lynk, Appearance Commission Chair  
Appearance Commission Members

From: Brian J Augustine, Zoning Administrator/Permit Supervisor  
Paul Reise, Planning Manager

Date: October 25, 2023

**SUBJECT: APPEARANCE COMMISSION STAFF REPORT**

Staff offers the following comments on the cases scheduled for the October 25, 2023, Appearance Commission meeting:

**OLD BUSINESS**

**RESIDENTIAL REQUEST**

**2022-067A 4600 Main St** – Staff has no objections to the updated elevations and fencing detail. The elevations appear to have addressed the Commissioners concerns that were brought up at the October 11<sup>th</sup> meeting. As a reminder any lighting from the site must not spill over to abutting properties. Staff recommends approval as presented









**ZONING MAP**

**RESIDENTIAL DISTRICTS**

- R1 Single Family
- R2 Single Family
- R4 Multifamily Housing

**MIXED-USE DISTRICTS**

- TX Transit Mixed-Use
- CX Core Mixed-Use

**BUSINESS DISTRICTS**

- B1 Service Commercial
- B3 Business

**INDUSTRIAL DISTRICTS**

- M2 Light Industry
- 123 Special Use Permit
- 123 Site Plan Approval/Planned Development

**MAP LEGEND**

- EXISTING BICYCLE ROUTE
- IDOT ROAD
- PACE BUS STOP

**PROJECT SITE**



**LOCATION MAP**







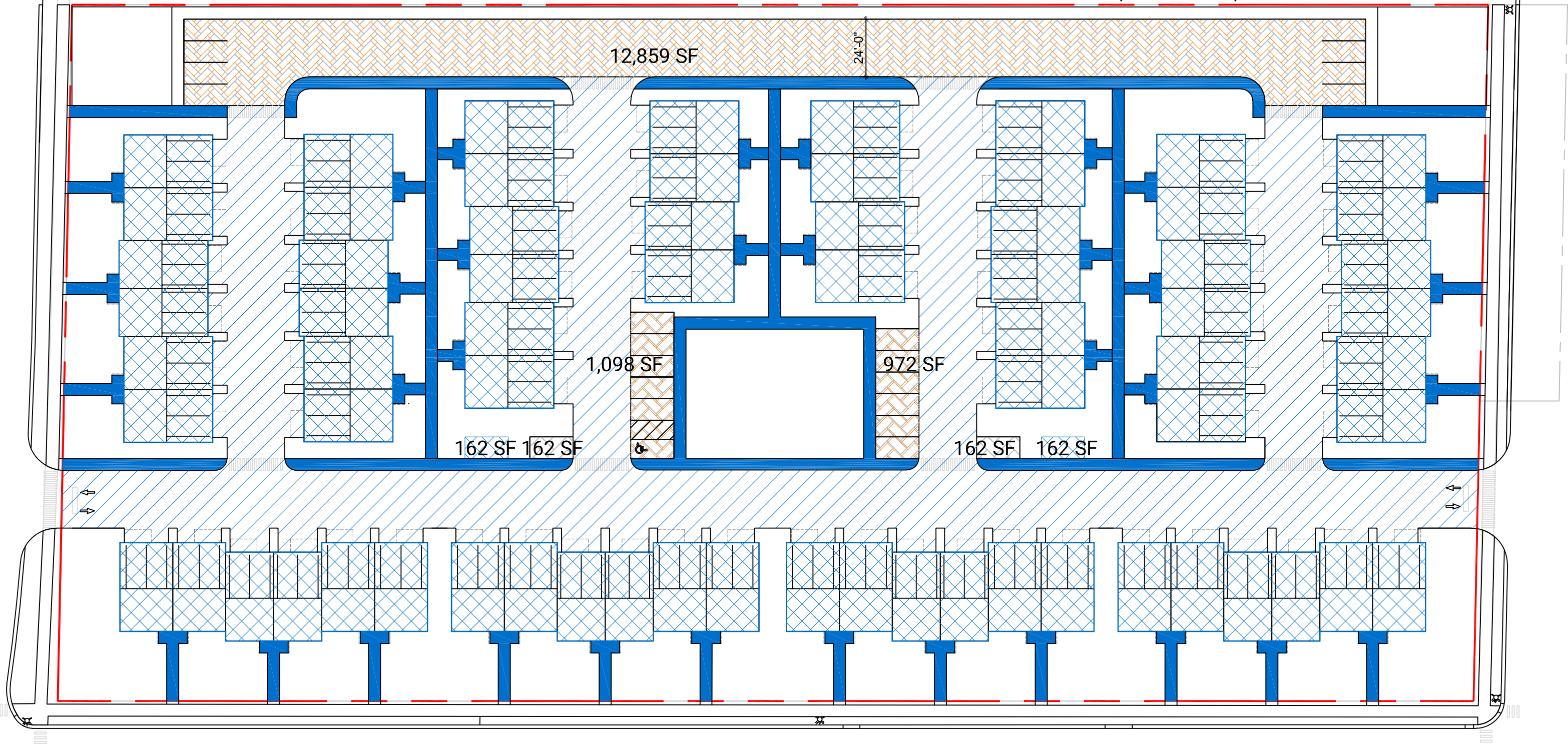
■ IMPERVIOUS WALKING PATH 12,445 SF  
▨ IMPERVIOUS DRIVEWAY 38,071 SF  
▩ BUILDING 53,900 SF

▨ PERVIOUS DRIVEWAY 15,253 SF  
 50% TOTAL = 7,627 SF

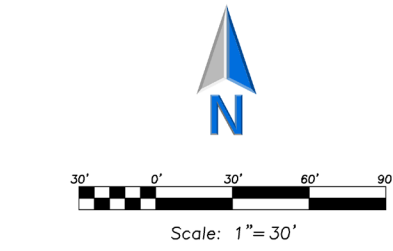
SITE AREA (PER SURVEY) = 170,928 SF

LAND COVERAGE % = 53,900 SF / 170,928 SF = 31.5%

IMPERVIOUS AREA % = (12,445 + 38,071 + 53,900 + 7,627) SF / 170,928 SF  
 = 112,043 SF / 170,928 SF = 65.5%







**LANDSCAPE NOTES:**

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL. PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

\*\* Stormwater detention to be directed to new underground storage (shown dotted), sized by civil engineer.

**SITE MATERIALS SCHEDULE**

Material	Quantity
EXISTING TREES TO REMAIN	18
ASPHALT	36,415 SF
PERMEABLE PAVEMENT	14,158 SF

**PLANT SCHEDULE**

Category	Botanical / Common Name	Cond.	Size	Qty.	
<b>CANOPY TREES</b>	ACE AUT ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	2.5" CAL.	5	
	CEL OCC CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL.	7	
	GIN PR2 GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5" CAL.	6	
	GLE 118 GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL.	9	
	QUE RUB QUERCUS RUBRA / RED OAK	B & B	2.5" CAL.	11	
	TIL RED TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	7	
	ULM ACC ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL.	6	
	<b>EVERGREEN TREES</b>	PIC COL PICEA PLANGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	6" - 8" HT.	5
		FIN STR PINUS STROBUS / WHITE PINE	B & B	6" - 8" HT.	2
		<b>UNDERSTORY TREES</b>	AME GRA AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	8" CLUMP
CER CAN CEROS CANADENSIS / EASTERN REDBUD			B & B	2.5" CAL.	9
SYR IV SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL.	11		
<b>DECIDUOUS SHRUBS</b>	ARO ARB ARONIA ARBUTIFOLIA / RED CHOKEBERRY	B & B	30" HT.	62	
	CEA AME CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	30" HT.	58	
	CEP OCC CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	B & B	36" HT.	30	
	CEP SUS CEPHALANTHUS OCCIDENTALIS 'SMOSS' / SUGAR SHACK® BUTTONBUSH	B & B	24" HT.	39	
	COT ACU COTONEASTER ACUTIFOLIUS / PERING COTONEASTER	B & B	36" HT.	32	
	FOT AIR FOTENIOLLA GARDENII 'MT. AIRY' / DWARF MITCHALDER	B & B	24" HT.	52	
	HYD ANN HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	28	
	KER GOL KERRIA JAPONICA 'GOLDEN GUINEA' / GOLDEN JAPANESE KERRIA	B & B	24" HT.	26	
	ROS FL3 ROSA X 'FLOWER CARPET CORAL' / ROSE	CONT.	24" SPREAD	80	
	SPI SPI SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	60	
	SYR MEY SYRINGA MEYERI 'PALBEN' / DWARF KOREAN LILAC	B & B	30" HT.	22	
	SYR BL2 SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	32	
	VIB MUF VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	30" HT.	30	
	VIB LUS VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	41	
	<b>EVERGREEN SHRUBS</b>	JUN COM JUNIPERUS CHINENSIS 'PRITZERIANA COMPACTA' / COMPACTA PFTZER	B & B	24" HT.	4
		JUN TOR JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	91
TAX DE4 TAXUS X MEDIA / DENSE YEW		B & B	30" HT.	118	
THU BR2 THUJA OCCIDENTALIS 'BRABANT' / BRABANT ARBORVITAE		B & B	6" HT.	18	
THU WOO THUJA OCCIDENTALIS 'WOODWARD' / WOODWARD ARBORVITAE	B & B	36" HT.	15		
<b>GRASSES</b>	CAL KAR CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	66	
	PAN NOR PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	#1	35	
	SPO HET SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	CONT.	#1	67	
<b>TURF GRASS</b>	TUR SOD TURF SOD / DROUGHT TOLERANT FESCUE BLEND	CONT.	S.F.	46,298 SF	





VIEW ALONG MAIN STREET DIRECTLY OPPOSITE TO THE PROJECT SITE



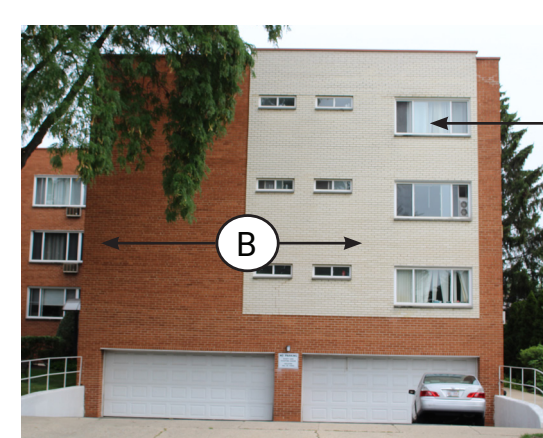
HOUSES ALONG ELM TERRACE



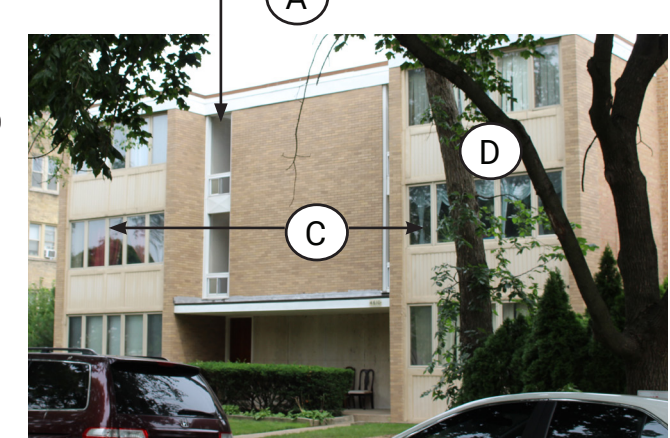
HOUSE AT THE CORNER OF KILPATRICK AND BOBOLINK TERRACE



BUILDING ALONG WASHINGTON ST.



BUILDING ALONG WASHINGTON ST.



BUILDING ALONG WASHINGTON ST.



BUILDING ALONG MAIN STREET (4700 BLOCK)



BUILDING ALONG MAIN STREET (4700 BLOCK)



BUILDING ALONG MAIN STREET (4700 BLOCK)

(A) DIVIDING FACADE VERTICALLY BY CHANGE OF MATERIAL

(C) LARGE WINDOWS

(B) BRICK / MASONRY FACADE WITH SIDING OR FACADE MATERIAL WITH CONTRAST COLOR

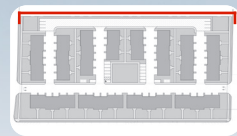
(D) WINDOW GROUPING VERTICALLY WITH A CHANGE OF MATERIAL AT SPANDREL



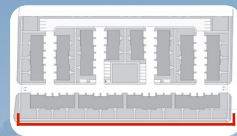


\*\*Approximate heights from Google Earth\*\*

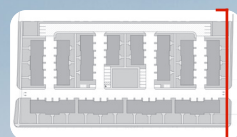




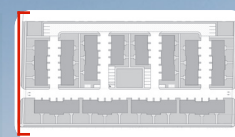
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



TOWN HOMES: TYPE V CONSTRUCTION

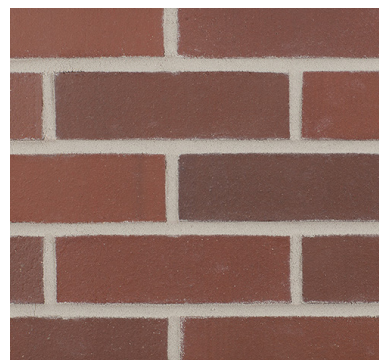
Luz and Associates #1 LLC

Scheme 1 - Building Elevations





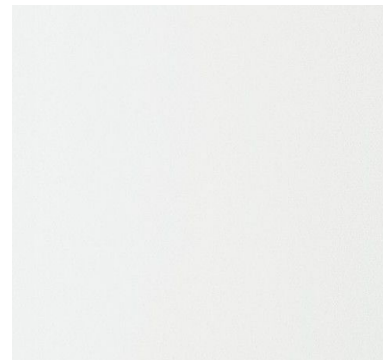
① **Face Brick**



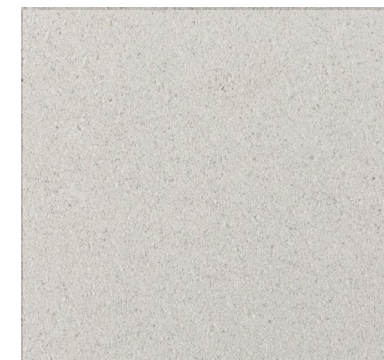
② **Face Brick**



③ **Stone**



④ **Fiber Cement Panel**



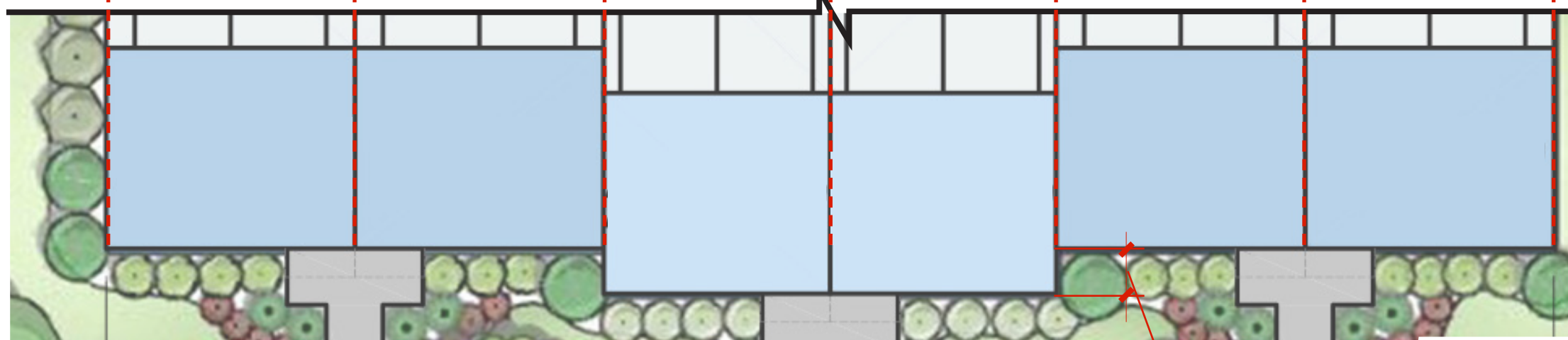
⑤ **Cast stone Band**



⑥ **Metal Coping**



**Typical Elevation of Townhomes**



**Enlarged partial plan of Townhomes**

2 UNITS AT BOTH ENDS SETBACK FURTHER TO BREAK UP THE MASSING

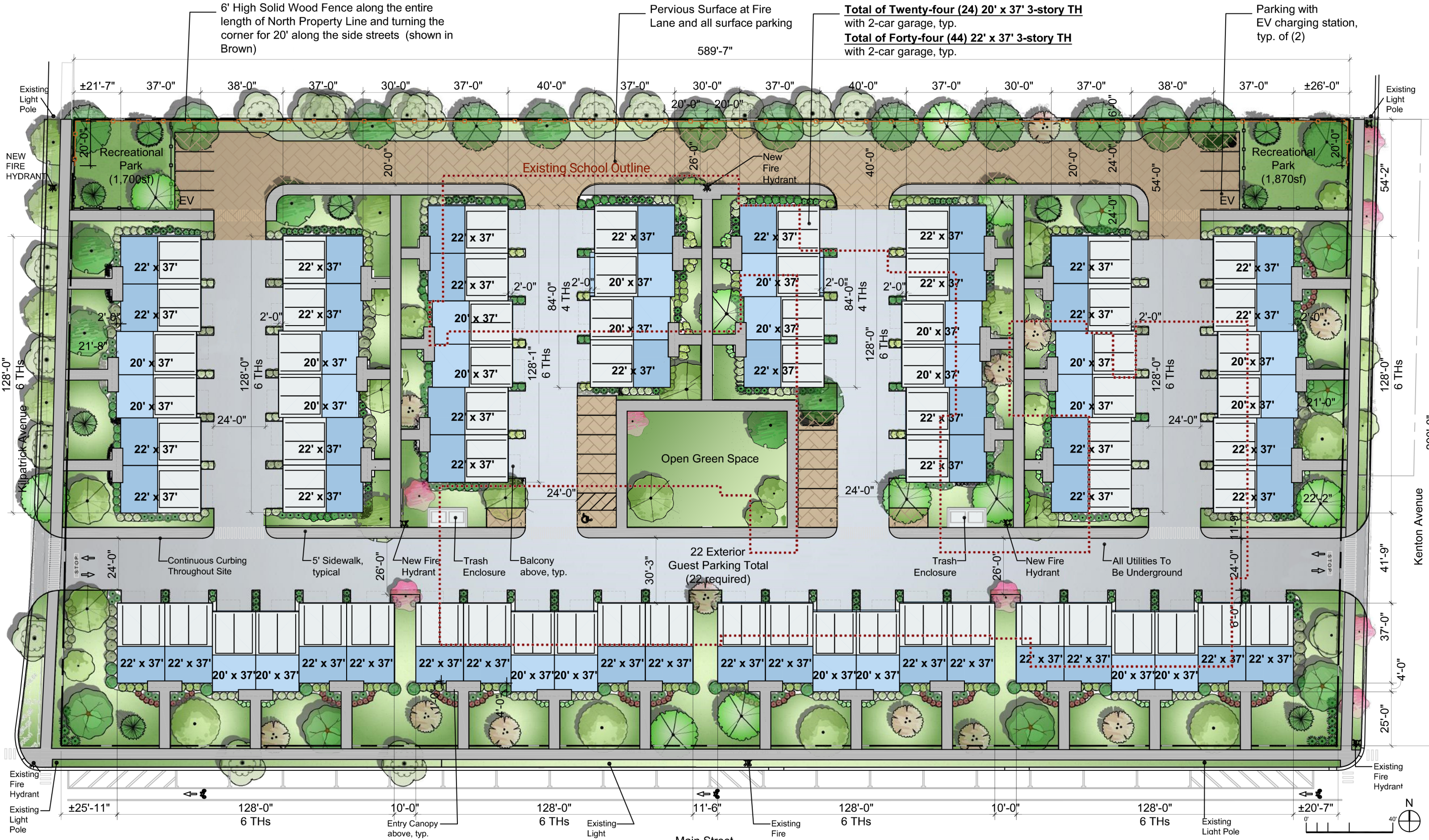














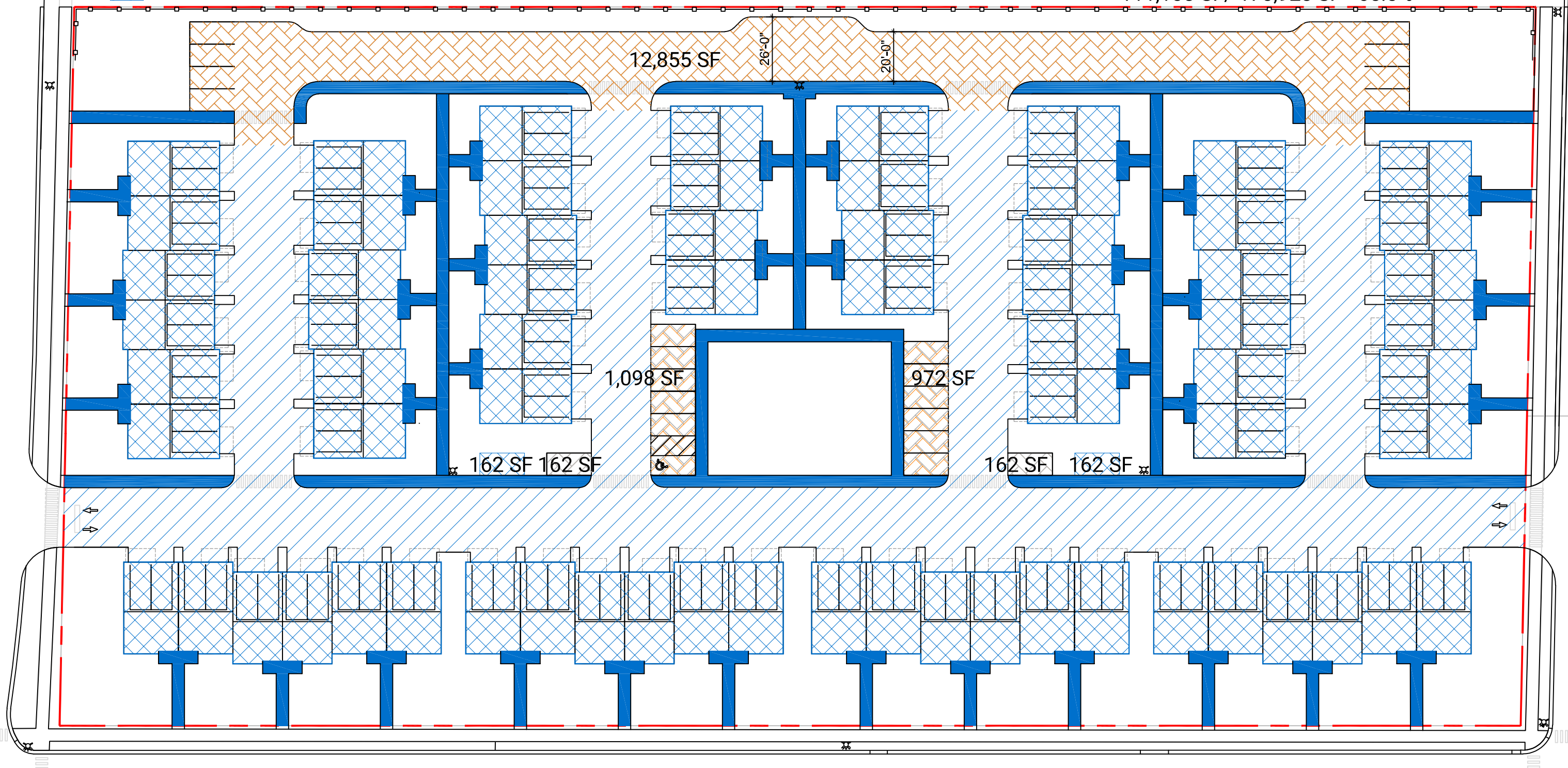
■ IMPERVIOUS WALKING PATH 13,302 SF  
▨ IMPERVIOUS DRIVEWAY 36,825 SF  
▩ BUILDING 53,356 SF

▨ PERVIOUS DRIVEWAY 15,249 SF  
 50% TOTAL = 7,625 SF

SITE AREA (PER SURVEY) = 170,928 SF

LAND COVERAGE % = 54,804 SF / 170,928 SF = 32.1%

IMPERVIOUS AREA % = (13,302 + 36,825 + 53,356 + 7,625) SF / 170,928 SF  
 = 111,108 SF / 170,928 SF = 65.0%







① **Brick**  
Running Bond



② **Brick**  
Running Bond



③ **Brick**  
Basket Weave



④ **Brick**  
Stack Bond



⑤ **Stone**



⑥ **Fiber**  
**Cement**  
**Panel**



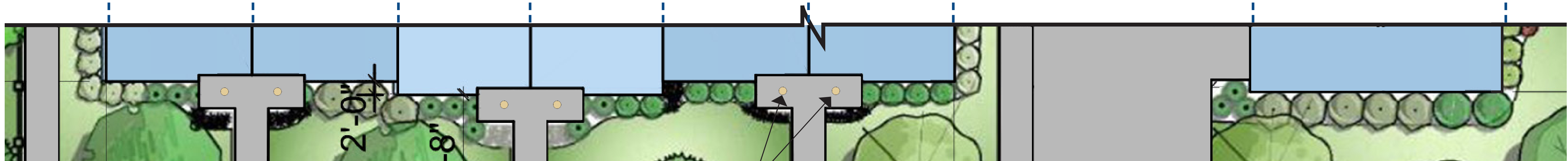
⑦ **Cast**  
**Stone**



⑧ **Cast**  
**Stone**



⑨ **Metal**  
**Coping**



RECESSED DOWNLIGHTS  
UNDER ENTRY CANOPY, TYP.



# HP DOWNLIGHT

## 120V AC 2" Performance Downlights

The HP series features quality, convenience, and performance for easy installation in new construction or remodel applications. Available in two lumen performance options with five selectable color temperature settings and 90+ CRI. For finishes, the HP series includes both a white and alzak quick change multiplier for easy customization on the go. Optional pinhole and shower trim lenses available for even greater design options.

- Excellent color rendering (90+ CRI)
- Five Selectable color temperatures: 2700K / 3000K / 3500K / 4000K / 5000K
- Lumen output up to 850 Lumens
- Dimmable with most TRIAC or ELV dimmers
- Includes easy to change White and Alzak multiplier finishes for quick customization
- Remote driver with hardwire junction box
- Type IC and cETLus Listed for wet locations
- ENERGY STAR certified, JA8 Compliant
- 50,000 hours rated life

PROJECT:	4600 Main Street, Skokie
TYPE:	Exterior Downlight
LOCATION:	Entry Canopy Soffit
CATALOG NUMBER:	



HP 2



HPX 2



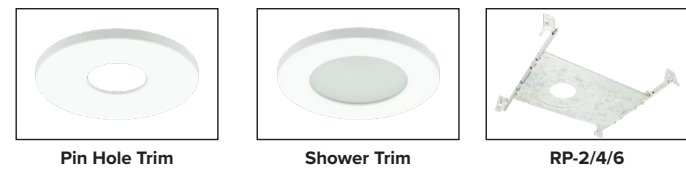
HP SERIES QUICK SPECS	
VOLTAGE	120V AC, 60Hz
WATTAGE	8W / 12W
LUMENS	550Lm / 850Lm
CCT OPTIONS	5CCT 2700K / 3000K / 3500K / 4000K / 5000K
CRI	90+
DIMMING	TRIAC / ELV (10 - 100%)
MOUNTING	Recessed Mount
BEAM ANGLE	38°
OPERATING TEMP	-25°C (-13°F) to 40°C (104°F)
CERTIFICATIONS	cETLus Listed; Type IC; Suitable for wet locations
RATED LIFE	50,000 Hours

### HP SERIES ORDERING INFORMATION

ITEM NUMBER	DESCRIPTION	FINISH	VOLTAGE	CCT	CRI	LUMENS	WATTAGE	DIMMING
HP2-5CCT-WH	HP 2	White	120V	5-CCT	90+	550Lm	8W	TRIAC / ELV
HPX2H-5CCT-WH	HPX 2	White	120V	5-CCT	90+	850Lm	12W	TRIAC / ELV

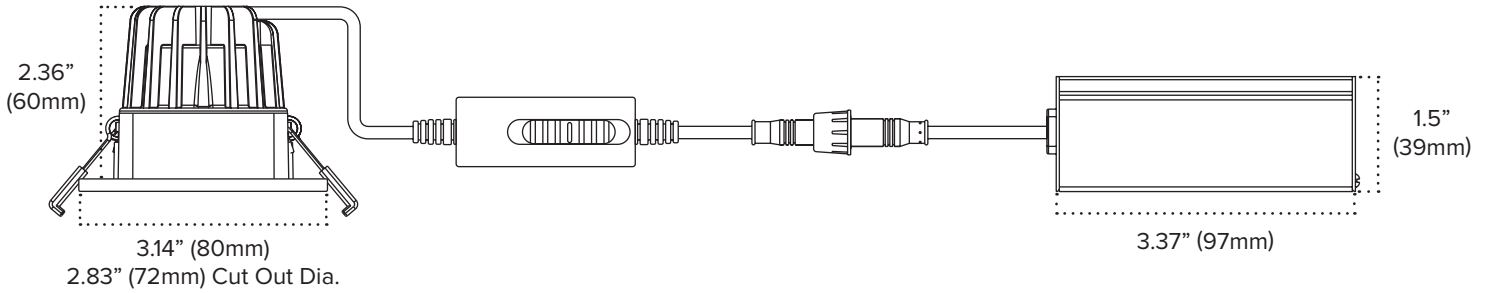
### HP ACCESSORIES

ITEM NUMBER	DESCRIPTION
HP2-TRIM-PIN	HP Series Pin Hole Trim - 29.5° beam angle
HP2-TRIM-SHWR	HP Series Shower Trim Lens - 42.7° beam angle
RP-2/4/6	2" New Construction Rough-in Plate with Hanger Bars

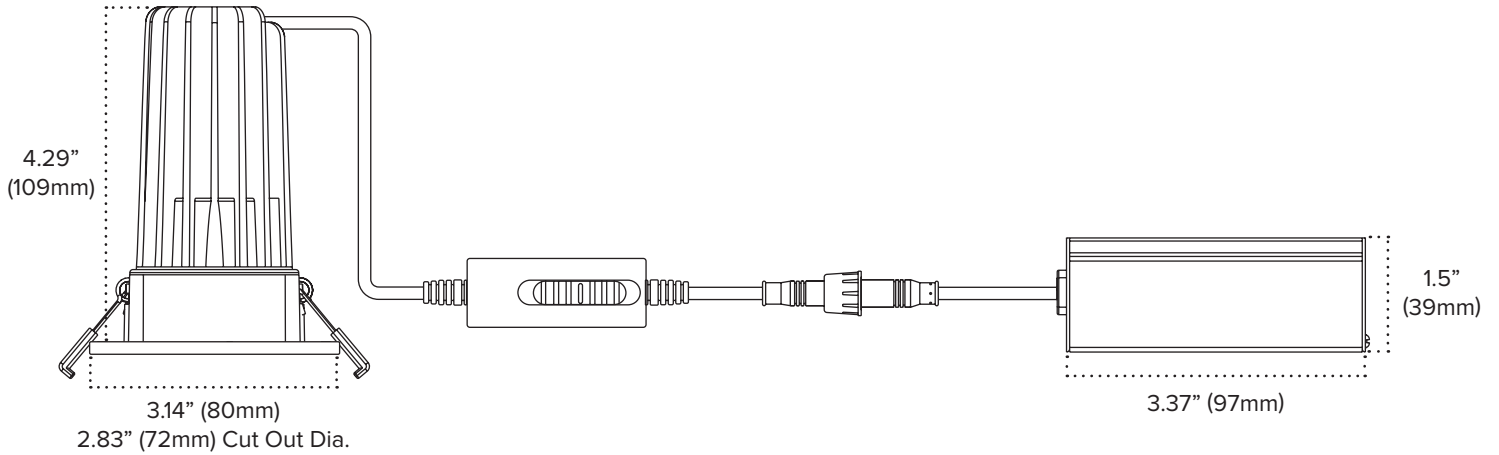


**HP SERIES QUICK DIMENSIONS**

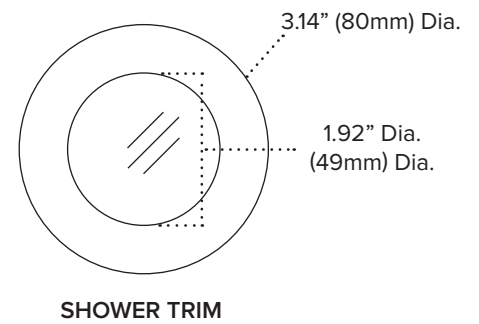
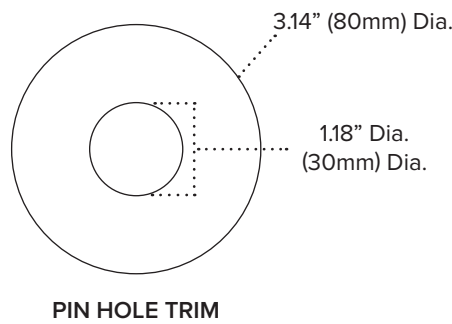
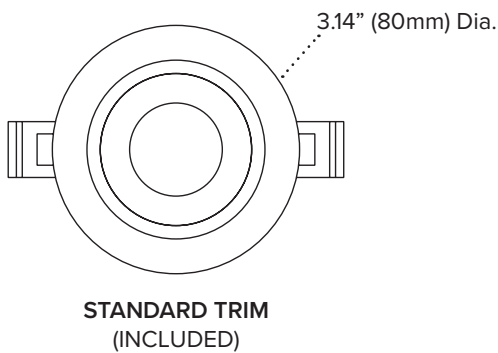
**HP2-5CCT**



**HPX2-5CCT**



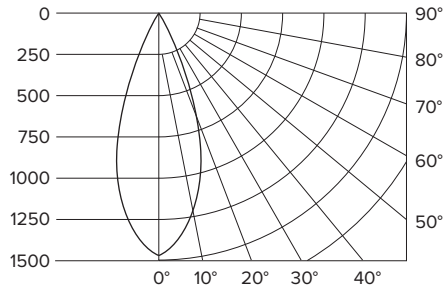
**HP SERIES ACCESSORIES**



**HP SERIES PHOTOMETRICS**

**HP2**

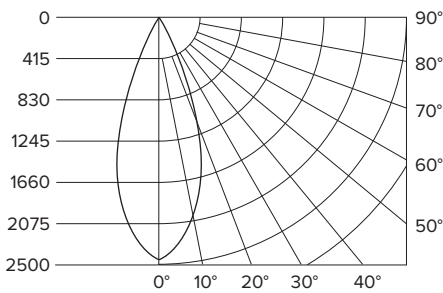
<b>PART NUMBER</b>	<b>HP2-5CCT-WH</b>
<b>BEAM SPREAD</b>	37.8°
<b>LUMENS</b>	626.47 Lm
<b>WATTAGE</b>	8W
<b>EFFICACY</b>	78.31 Lm/W
<b>CCT</b>	2700K/3000K/3500K/4000K/5000K
<b>CRI</b>	93.5



Avg. Foot Candles	Distance From Light	Beam Dia.
62.5	4'	2.5'
27.8	6'	3.8'
15.6	8'	5.0'
10.0	10'	6.3'
6.9	12'	7.5'
5.1	14'	8.8'

**HPX2**

<b>PART NUMBER</b>	<b>HPX2H-5CCT-WH</b>
<b>BEAM SPREAD</b>	35.6°
<b>LUMENS</b>	1024.4 Lm
<b>WATTAGE</b>	14.3W
<b>EFFICACY</b>	71.6 Lm/W
<b>CCT</b>	2700K/3000K/3500K/4000K/5000K
<b>CRI</b>	92.6



Avg. Foot Candles	Distance From Light	Beam Dia.
106.1	4'	2.6'
47.2	6'	3.8'
26.5	8'	5.1'
17.0	10'	6.4'
11.8	12'	7.7'
8.7	14'	9.0'

**HP SERIES RECOMMENDED DIMMERS**

BRAND	MODEL #	TYPE	DIMMING RANGE
COOPER	S106P	MLV	0% - 97%
LUTRON	CTCL-153P	TRIAC	0% - 93%
LUTRON	DV-600P	TRIAC	0% - 94%
LEVITON	DSL06-1LZ	MLV	2% - 94%
LEVITON	6672	ELV	2% - 98%
LEVITON	IPL06-10Z	MLV	3% - 94%
LUTRON	DVCL-153P	TRIAC	3% - 93%
LUTRON	PD-6WCL	ELV	3% - 92%

Dimmer performance may vary in field application due to unknown external factors. Dimmers not included on the chart above are not necessarily incompatible; they have yet to be fully evaluated. Please reference dimmer manufacturer's instructions for more detailed information regarding performance and compatibility. Test data listed above is based on single lamp data.



# AMERICAN LIGHTING WARRANTY

## LIMITED WARRANTY FOR LED PRODUCTS: 5 YEARS

### LIMITED PRODUCT WARRANTY

Our products are warranted to be free from defects in material and workmanship for the warranty period listed. Warranty periods begin from the date of shipment from American Lighting Inc's warehouse to the original purchaser. Products that prove to be defective during their specific warranty period will be either repaired or replaced, at the sole discretion of American Lighting Inc. Claims for defective products must be submitted in writing to American Lighting Inc's RGA Department within the warranty period. Upon approval of such return, American Lighting Inc reserves the right to inspect the product for misuse or abuse. Claims for indirect or consequential damages or for product that, in American Lighting Inc's opinion, has been misused will be denied. This is a warranty of product reliability only and not a warranty of merchantability or fitness for a particular purpose. American Lighting Inc shall have no liability whatsoever in any event for payment of incidental or consequential damages, including, without limitations, installation costs and/or damages for personal injury and/or property. These products may represent a possible shock or fire hazard if improperly installed or altered in any way. This warranty does not apply to any product that has not been properly installed in accordance with current local codes and/or the National Electrical Code. Products that require a transformer, driver, or power supply must be used in conjunction with American Lighting Inc's recommended power supply to ensure safety and retain product warranty.

### PRODUCT SPECIFICATIONS

For the latest product information, updates, instructions and details concerning specifications, colors, finishes, performance, installation and design, visit [www.americanlighting.com](http://www.americanlighting.com). Color may vary from the color printed herein due to limitations in photographic and printing processes. American Lighting Inc. reserves the right to change product specifications without notice. Other product specifications such as color temperature, wavelength characteristics and lumen output are subject to production limitations and may vary. LED technology is changing rapidly, and not all color temperatures and performance levels can be duplicated at a later time. Best practices include purchasing 10-15% more for a particular project on the same initial order where white LED color temperatures must be maintained over project and product life. Eventual product replacement should be considered at layout and design stages. Best practices also include testing connections and product performance prior to mounting and/or installing.

### AVERAGE LIFE

Average incandescent lamp life, rated life and average life are terms used to describe the number of hours at which half of the lamps have failed. For LEDs, the hours of rated life specify the point where 70% of original lumen output is reached. Below this point, the effective life is over, however, the LED may still emit light. Individual results may vary with actual environmental conditions including, but not limited to, proper installation, ambient temperature and/or input voltage fluctuations.



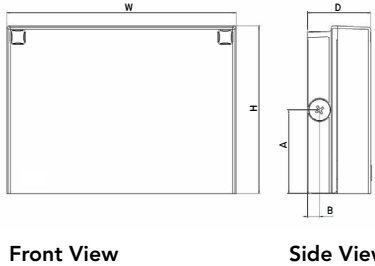
# WPX LED Wall Packs



Catalog Number	WPX1 LED P2 30K
Notes	Above Garage Door
Type	Exterior Wall Packs

Hit the Tab key or mouse over the page to see all interactive elements.

## Specifications



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

## Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

## Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	40K 4000K	347 347V <sup>3</sup>	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) <sup>2</sup>	DWHXD White
WPX2 LED	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) <sup>2</sup>	DBLXD Black
WPX3 LED			PE Photocell <sup>3</sup>	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

### NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V and PE options.

## FEATURES & SPECIFICATIONS

### INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

### CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

### INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

### LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



## Performance Data

### Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

### Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

### Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT <b>E4WH</b> DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT <b>E14WC</b> DDBXD

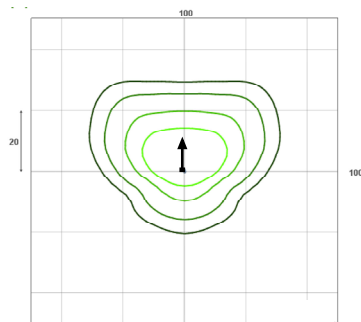
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

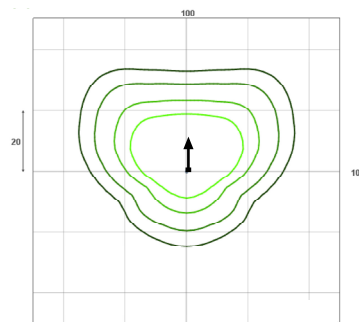
#### LEGEND

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<span style="display:inline-block; width:10px; height:10px; background-color:#90ee90;"></span>	0.5 fc
<span style="display:inline-block; width:10px; height:10px; background-color:#ffff00;"></span>	1.0 fc

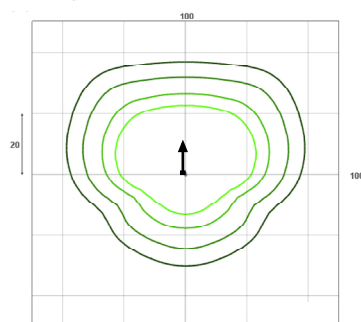
WPX1 LED P1



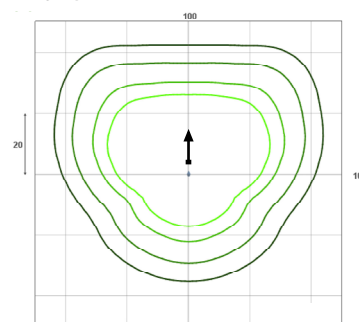
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

