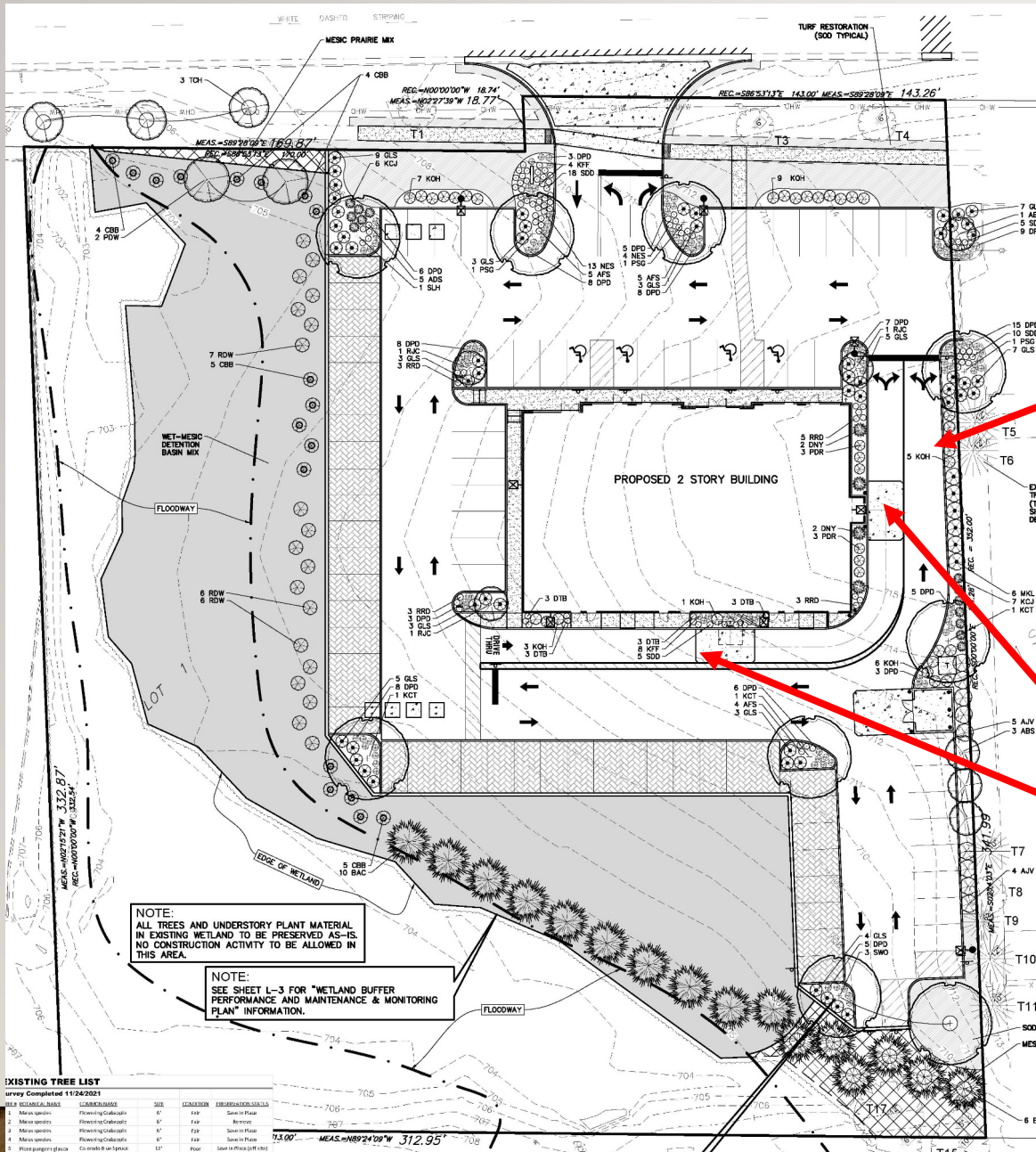


CREEKVIEW PLAZA

LOMBARD PLAN COMMISSION CASE NO. 24-06

855 EAST ROOSEVELT ROAD

SAFA PROPERTY LLC



ITEM I(h): Location of Off-Street Loading

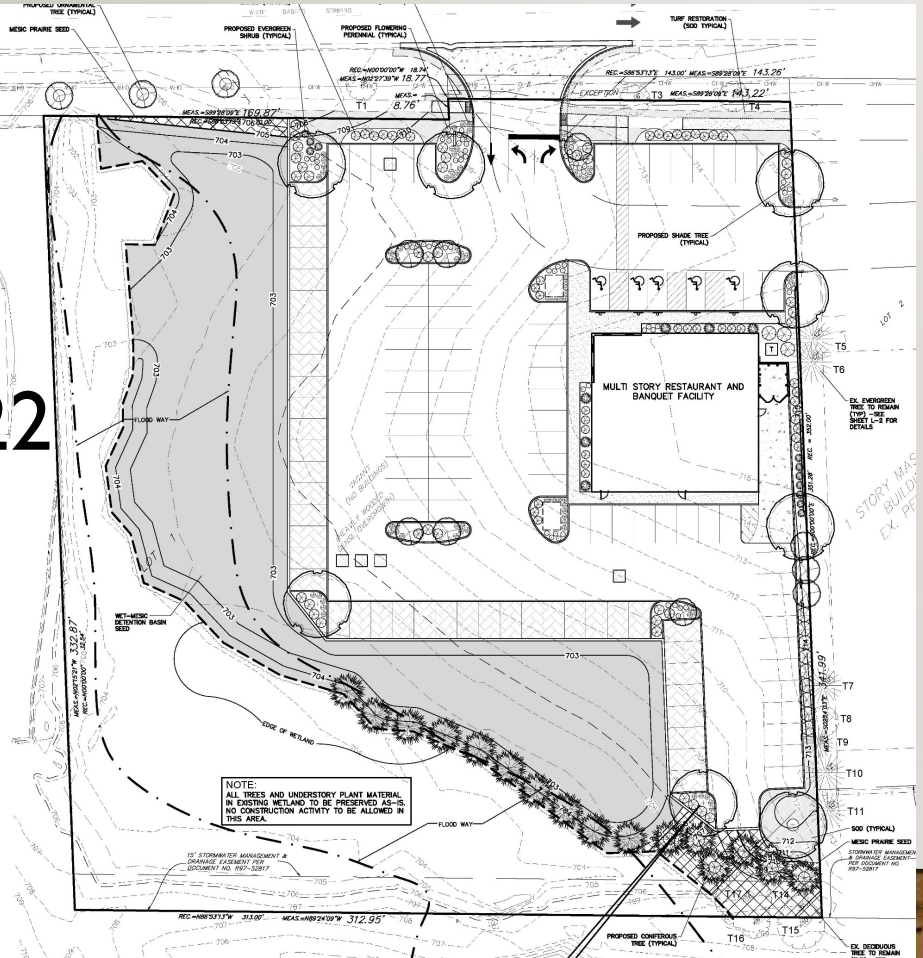
ITEM I(b): Conditional Use for Drive Through

ESSENTIALLY A REDUCTION...

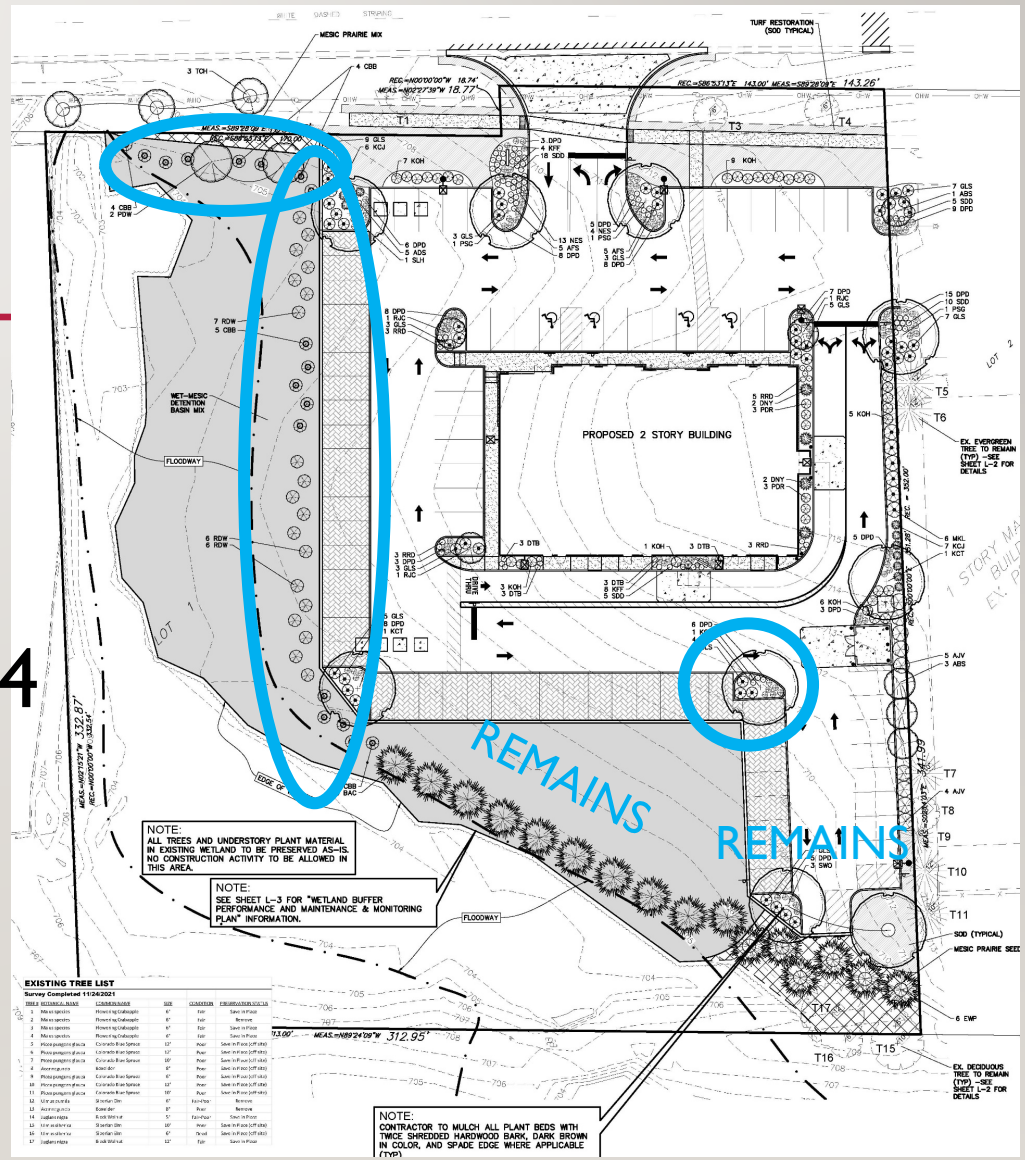


SPECIAL MANAGEMENT AND LANDSCAPING

2022



2024



EXISTING TREE LIST
Survey Completed 11/24/2021

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH	HEIGHT	CONDITION	RECOMMENDATION
1	Maple	Acer sp.	4"	10'	Good	Preserve
2	Maple	Acer sp.	4"	10'	Good	Preserve
3	Maple	Acer sp.	4"	10'	Good	Preserve
4	Maple	Acer sp.	4"	10'	Good	Preserve
5	Maple	Acer sp.	4"	10'	Good	Preserve
6	Maple	Acer sp.	4"	10'	Good	Preserve
7	Maple	Acer sp.	4"	10'	Good	Preserve
8	Maple	Acer sp.	4"	10'	Good	Preserve
9	Maple	Acer sp.	4"	10'	Good	Preserve
10	Maple	Acer sp.	4"	10'	Good	Preserve
11	Maple	Acer sp.	4"	10'	Good	Preserve
12	Maple	Acer sp.	4"	10'	Good	Preserve
13	Maple	Acer sp.	4"	10'	Good	Preserve
14	Maple	Acer sp.	4"	10'	Good	Preserve
15	Maple	Acer sp.	4"	10'	Good	Preserve
16	Maple	Acer sp.	4"	10'	Good	Preserve
17	Maple	Acer sp.	4"	10'	Good	Preserve
18	Maple	Acer sp.	4"	10'	Good	Preserve
19	Maple	Acer sp.	4"	10'	Good	Preserve
20	Maple	Acer sp.	4"	10'	Good	Preserve
21	Maple	Acer sp.	4"	10'	Good	Preserve
22	Maple	Acer sp.	4"	10'	Good	Preserve
23	Maple	Acer sp.	4"	10'	Good	Preserve
24	Maple	Acer sp.	4"	10'	Good	Preserve
25	Maple	Acer sp.	4"	10'	Good	Preserve
26	Maple	Acer sp.	4"	10'	Good	Preserve
27	Maple	Acer sp.	4"	10'	Good	Preserve
28	Maple	Acer sp.	4"	10'	Good	Preserve
29	Maple	Acer sp.	4"	10'	Good	Preserve
30	Maple	Acer sp.	4"	10'	Good	Preserve

REAR ELEVATION ALTERATION

2022

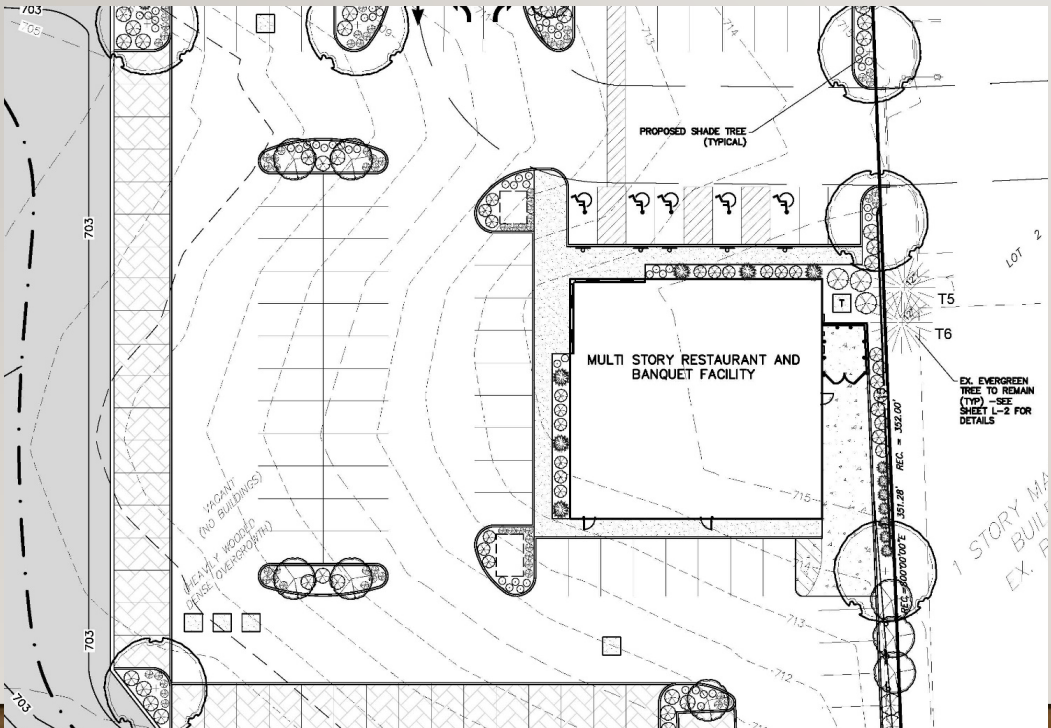


2024

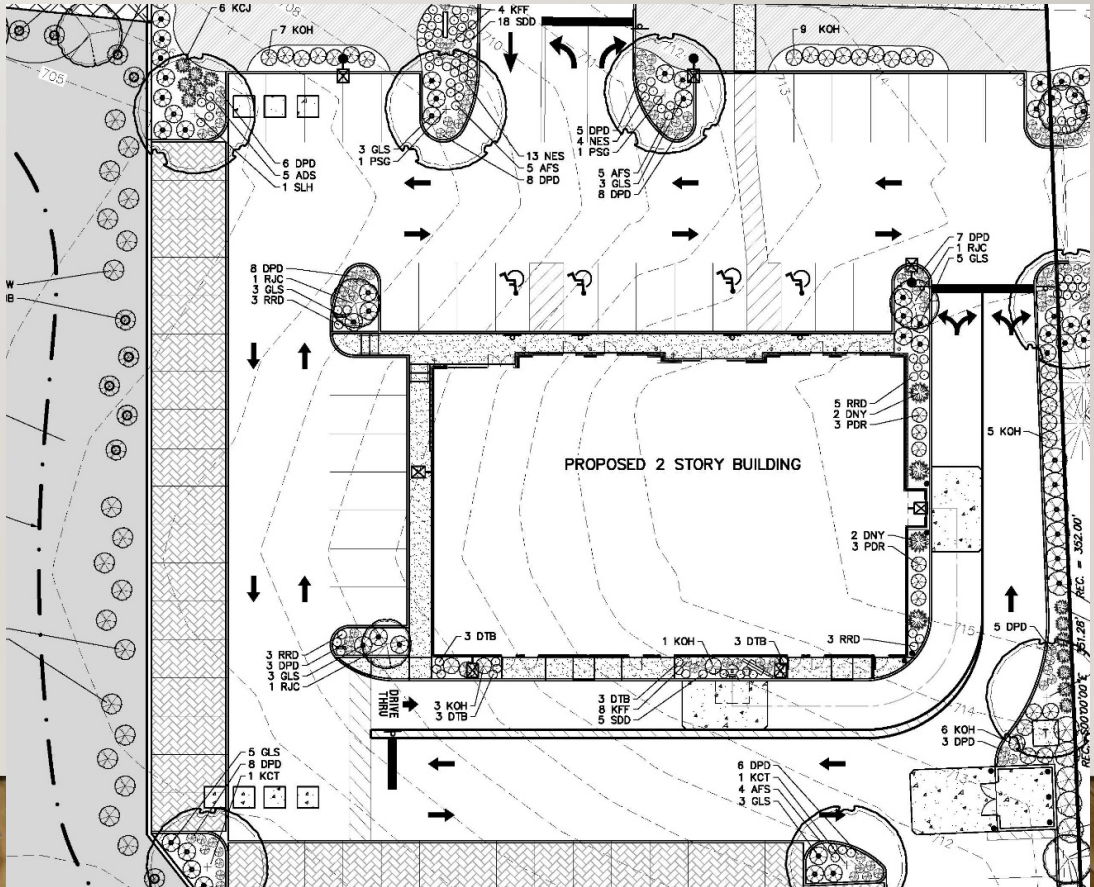


LOADING AND DRIVE THROUGH

2022

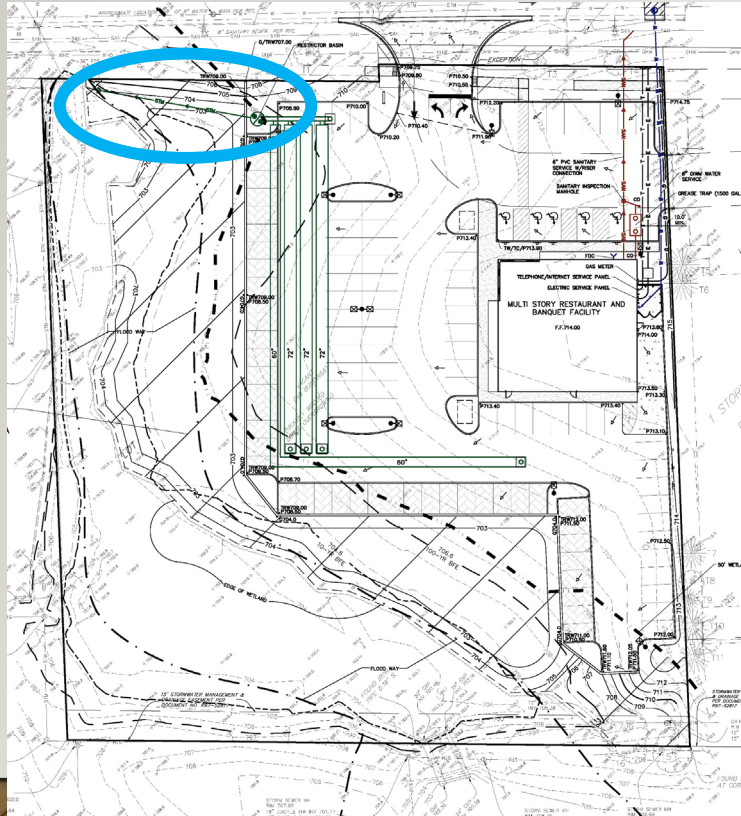


2024

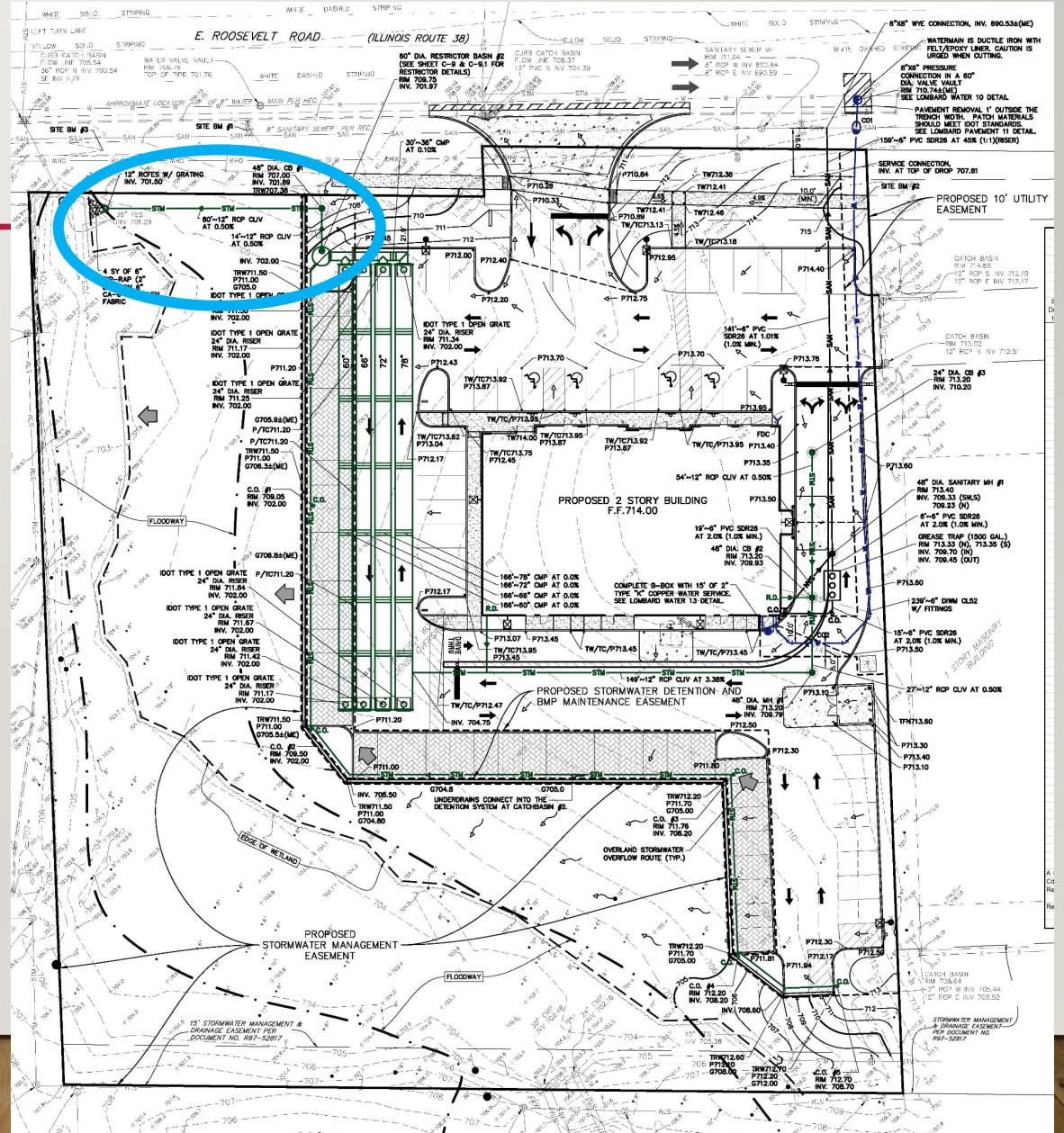


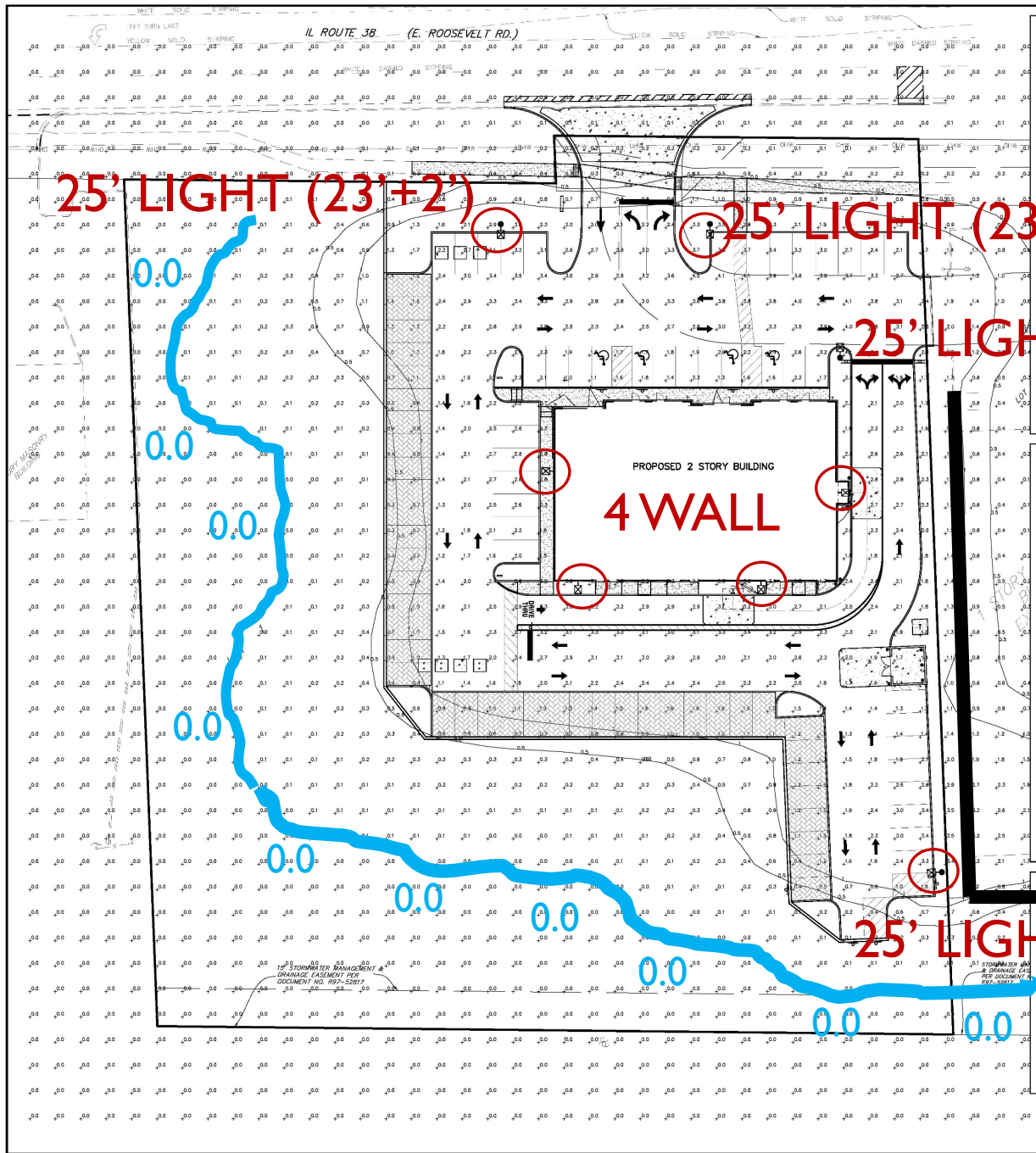
STORMWATER

2022



2024





D-Series Size 1 LED Area Luminaire

Specifications

Length	24.00"
Height	1.50"
Width	1.50"
Weight	1.50 lbs

Introduction
The D-Series Size 1 LED Area Luminaire is a highly efficient, low-profile luminaire with a high performance, high-quality LED light source. The luminaire is designed for use in a variety of applications, including parking garages, walkways, and general area lighting.

Quantity Information

Item	Description	Quantity
1	DSX1 LED P7 40K 70CRI T3M EGS (POLE MOUNTED)	3
2	DSX1 LED P7 40K 70CRI T3M EGS (BUILDING MOUNTED)	4
3	IES-CY-UPDN-26-3K-120V-28-Nov-2019 (DECORATIVE BUILDING MOUNTED) 6"-8" MOUNTING HEIGHT	9
4	DSX1 LED P7 40K 70CRI T3M HS (POLE MOUNTED)	1
5	SSA 23 5G (POLE COLOR, MOUNTING, ETC.) TO BE SELECTED BY OWNER	4

CYL-UPDN Up/Down Cylindrical Luminaire

Features

- Available in 2000, 3000, 4000, 5000, and 6000K color temperatures.
- Up to 100,000 hours of operation with a life expectancy of up to 100,000 hours.
- IP65 rating for outdoor use.
- 100% AC voltage (0-10V) dimmable.
- Color rendering index (CRI) > 90.
- Aluminum housing with glass lens.
- Easy installation on new construction or retrofit.

Dimensions

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

Model: CYL-UPDN-26-3K-120V-28-Nov-2019

Series	Mounting	Color	Temp	Voltage
CL-UPDN	26"	3K	120V	28"
		5K	120V	28"
		6K	120V	28"

Checked by: J. MILLER
Drawn by: JOSH MILLER
Date: APRIL 23, 2024
Scale: 1/4" = 1'-0"

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #21-22354 DATED 08/16/2021) PREPARED BY: GENTLE AND ASSOCIATES, INC. 550 E. ST. CHARLES PLACE, LOMBARD, ILLINOIS 60148 (630) 916-8282
- ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
- WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

QUANTITIES

FIXTURE TYPE:	SYMBOL	QUANTITY
DSX1 LED P7 40K 70CRI T3M EGS (POLE MOUNTED)	☒	3
DSX1 LED P7 40K 70CRI T3M EGS (BUILDING MOUNTED)	☒	4
IES-CY-UPDN-26-3K-120V-28-Nov-2019 (DECORATIVE BUILDING MOUNTED) 6"-8" MOUNTING HEIGHT	☒	9
DSX1 LED P7 40K 70CRI T3M HS (POLE MOUNTED)	☒	1
SSA 23 5G (POLE COLOR, MOUNTING, ETC.) TO BE SELECTED BY OWNER	●	4

PHOTOMETRIC SUMMARY

VEHICULAR USE AREA:

AVERAGE	1.6
MAXIMUM	4.1
MINIMUM	0.1
AVG/MIN	16.0:1

NOTES

- THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE CRITERIA SHOWN IN THE "QUANTITIES" NOTE LOCATED ON THIS SHEET. ANY SUBSTITUTIONS OF FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF WATERMARK ENGINEERING RESOURCES, LTD.
- MOUNTING HEIGHT OF FIXTURES = 25' MOUNTING HEIGHT INCLUDES A 2" HIGH CONCRETE BASE, TO BE PROVIDED BY THE CONTRACTOR AS PART OF THIS PLAN, AND A 23" HIGH POLE.
- DISTANCE BETWEEN READINGS = 10'
- FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS 0.90.
- FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR CLARE ON ADJOINING PROPERTIES OR ROADWAYS.
- HOUSE SIDE SHIELDS ARE NOT ALWAYS ABLE TO BE INSTALLED DUE TO THE UNAVAILABILITY OF THE PROPER SIZE FILES. IN THESE INSTANCES OTHER MANUAL ACCOMMODATIONS MAY BE MADE DURING THE MODELING PROCESS TO SIMULATE CUT OFF AT PROPERTY LINES OR ELSEWHERE.
- CONTRACTOR TO VERIFY PROPER ORDERING INFORMATION INCLUDING BUT NOT LIMITED TO VOLTAGE AND MOUNTING. PRIOR TO ORDERING OR INSTALLING SPECIFIED LUMINAIRES AND/OR POLES, ALL LIGHT FIXTURES TO BE FULL CUT OFF.
- LOCATE WALL PAGES AS NOTED. CONTRACTOR SHALL FIELD ADJUST MOUNTINGS ON BUILDING TO DETERMINE A UNIFORM HEIGHT AND SPACING. WALL PAGES SHALL BE PLACED IN A DIMENSIONAL PATTERN TO MATCH BUILDING ARCHITECTURE AND FINAL LOCATION SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO INSTALLATION.
- ALL LIGHTING INSTALLATION AND ASSOCIATED WORK SHALL MEET BUILDING AND ELECTRICAL CODES.
- CONTRACTOR IS RESPONSIBLE TO VERIFY AND CONFIRM MATERIALS AND LABOR FOR ALL ELECTRICAL SOURCES, CONDUIT, SLEEVES, CONCRETE FOUNDATIONS, POLES, LUMINAIRES, AND ALL NECESSARY PARTS FOR PROPER INSTALLATIONS. ALL PROPOSED LIGHTING WORK SHALL NOT INTERFERE OR INTERRUPT EMERGENCY WORKS AND EXISTING LIGHTING FIXTURES OR SECURITY SYSTEMS.
- PROPOSED LIGHTING SHALL INCLUDE PHOTOCELL ON/OFF SWITCHING. CONTRACTOR TO VERIFY IF ANY LIGHTS NEED MANUAL OR WIRELESS ON/OFF SWITCHES WITH OWNER'S REPRESENTATIVE.
- THIS PLAN IS FOR LIGHTING PERFORMANCE. ALL MEANS, METHODS, AND ASSOCIATED EQUIPMENT IS THE RESPONSIBILITY OF THE INSTALLER TO DETERMINE AND AT THEIR DISCRETION, ALL INSTALLATIONS SHALL BE COMPLETE AND PROVIDED. ANY GAPS OR EXPOSED MOUNTINGS WILL BE REJECTED.
- ALL PROPOSED CONDUIT AND WIRE SERVICES SHALL BE CONCEALED AND HIDDEN SO AS NOT TO BE SEEN OR VISUALLY NOTICEABLE. FINAL LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL PAINTING SHALL BE DONE BY A PROFESSIONAL. COLORS AND TYPES OF PAINT SHALL BE MATCHED ACCORDING TO ADJACENT COLORS AND MATERIALS. VERIFY AND COORDINATE WITH OWNER'S REPRESENTATIVE ALL WORK.
- ALL RESTORATION SHALL BE DONE TO THE SATISFACTION OF THE OWNER AT NO CHARGE OR EXPENSE TO THE OWNER.
- WHETHER NOTED ON THE PLANS OR NOT ALL ASSOCIATED WORK WITH THE PHOTOCELL PLAN INSTALLATION AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL AS NEEDED.
- CONTRACTOR SHALL FIELD ADJUST BASED ON ELECTRICAL SUPPLY AND PROVIDE WIRING AS NEEDED FOR PROPER INSTALLATION. IF NEEDED, CONTRACTOR SHALL CONSULT AN ELECTRICAL ENGINEER.
- CONTRACTOR RESPONSIBLE FOR ALL LUMINAIRE INSTALLATIONS, REPLACEMENTS, AND REPAIRS AND DISPOSALS.
- CONTRACTOR SHALL FIELD ADJUST AS APPROVED BY OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR ALL RESTORATION OF EXISTING CONDITIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS NECESSARY FOR APPROVALS PRIOR TO INSTALLATIONS. VERIFY AS NEEDED.
- ANY FABRICATIONS SHALL BE DONE WITH NON-CORROSIIVE EXTERIOR GRADE MATERIALS AND FINISHES TO PROTECT BUILDING FROM STAINING.

DATE: _____

SCALE: _____

PROJECT NO.: _____

PREPARED BY: _____

DESIGNED BY: J. MILLER

DRAWN BY: JOSH MILLER

DATE: APRIL 23, 2024

SCALE: 1/4" = 1'-0"

PROJECT NO.: 21-055

PHOTOMETRIC PLAN

1 of 1

SAFA PROPERTY, LLC
8060 Lawndale
Skokie, IL

USMANA PRIME
850 E. Roosevelt Road
Lombard, Illinois


watermark-engineering.com | 2031 Chicago Woods Park | Aurora, IL 60102 | (630) 375-1800

PARKING PLAN

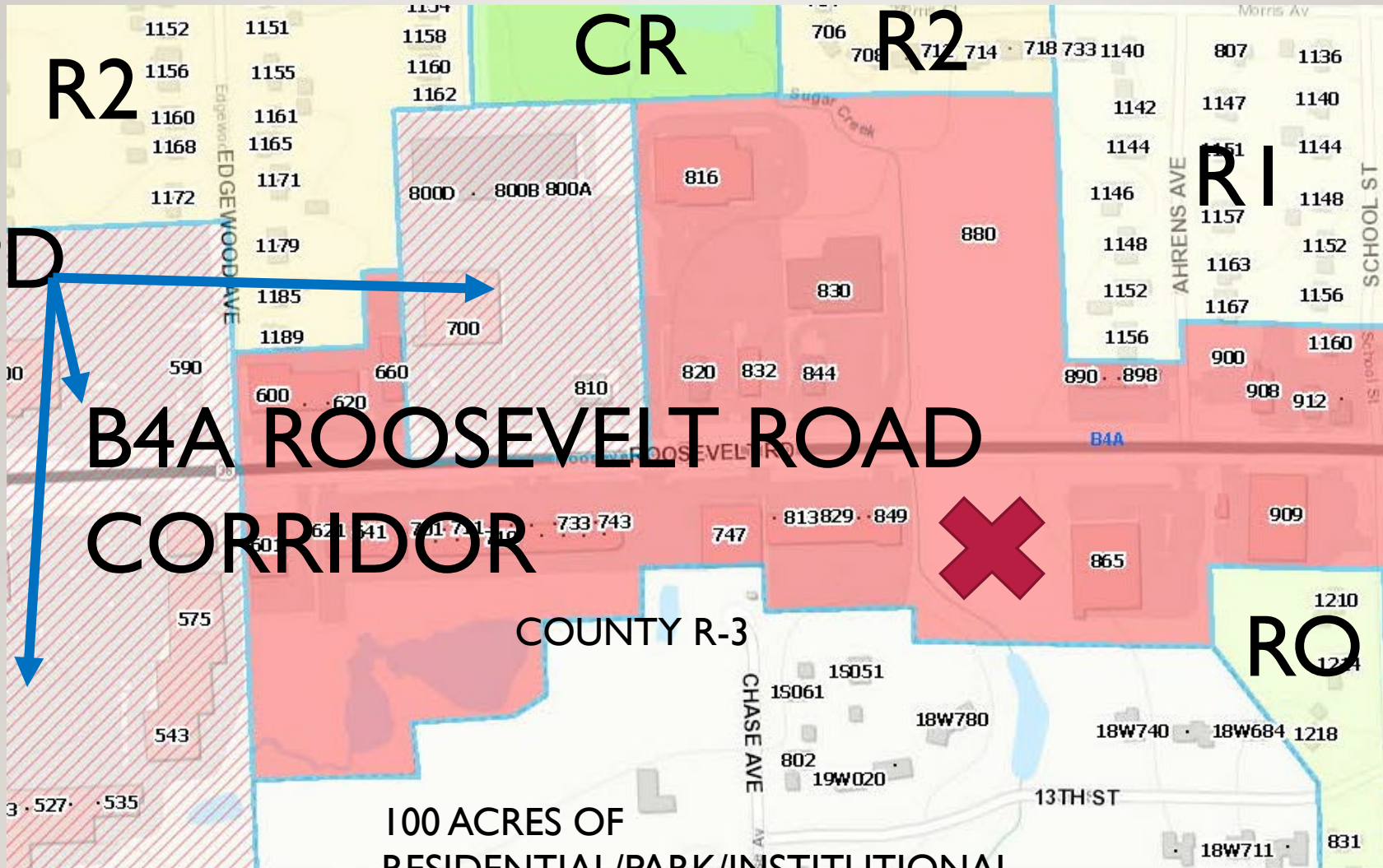
2022 (116 SPACES, 5 ACC., 3 EMP.)

- Parking relief was required
- Valet effort contemplated
- Considered use of land to west
- Neighborly courtesy with Pep Boys
- Banquet ratio 3:1 plus peak shift
- Restaurant parking calc was greater

2024 (82 SPACES, 4 ACC., 8 STACK)

- No parking relief required
 - No foreseeable valet effort
 - No need to land to west
 - Neighborly courtesy with Pep Boys
 - Banquet ratio 3:1 plus peak shift
 - Use of banquet as restaurant complies
- 

B4APD



**B4A ROOSEVELT ROAD
CORRIDOR**

100 ACRES OF
RESIDENTIAL/PARK/INSTITUTIONAL

HEIGHT REDUCED
FROM 49' TO 41' MAX

