



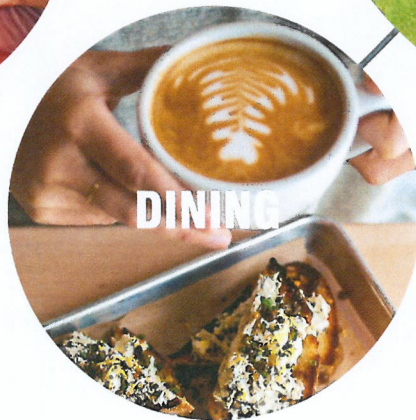
YORKTOWN RESERVE

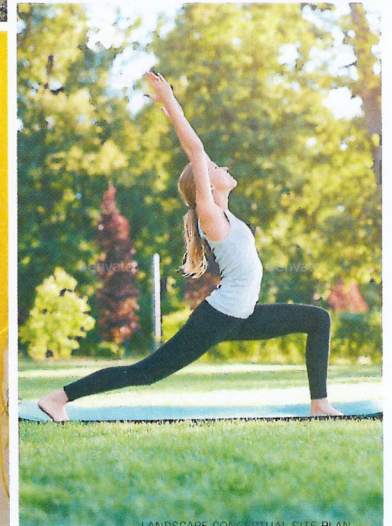
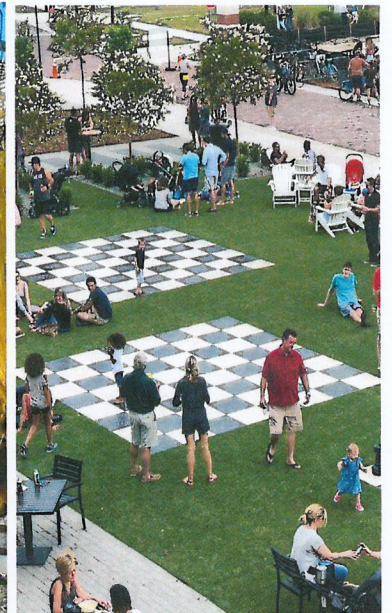
YORKTOWN RESERVE



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LANDSCAPE SITE PLAN



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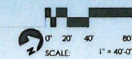
YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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LANDSCAPE ARCHITECTURAL SITE PLAN



PRELIMINARY LANDSCAPE PLAN - 10 JANUARY 2023 - NOT FOR CONSTRUCTION

YORKTOWN RESERVE IMPROVEMENTS



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

01.17.2023

YORKTOWN RESERVE IMPROVEMENTS

Phase 1 (Q1 2023 to Q4 2023)	Phase 2 (Q3 2023 to Q2 2025)	Phase 3 (Q3/4 2026)	Phase 4¹ (TBD)
Demolition of vacant Carson's building/parking	Residential Building 1	Residential Building 2	Future 15,000 sq ft Retail Space
Site Infrastructure Improvements ²			
Commercial Façade Restoration & New Mall Entrance ³			
Public Plaza build-out			

¹ Phase 4 reflects long-term vision and timing is based on market conditions.

² Site Utility Improvements for Phases 1-3 will be completed with Phase 1.

³ Commercial facades will be established with Phase 1, but occupancy of tenant spaces will be based on lease-up and ability to relocate existing tenants affected by reconfiguration of interior mall spaces.

COMMERCIAL OPPORTUNITIES SITE PLAN



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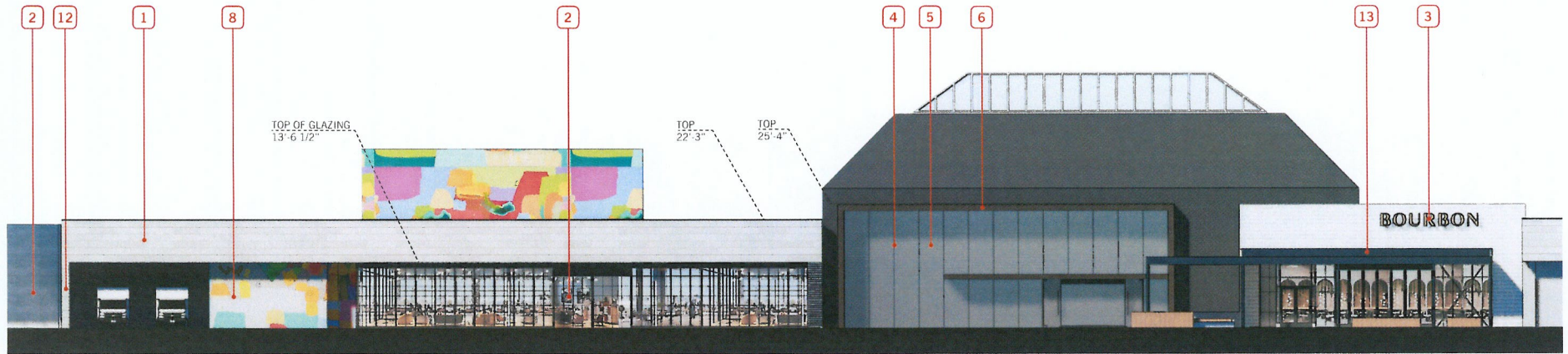
YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

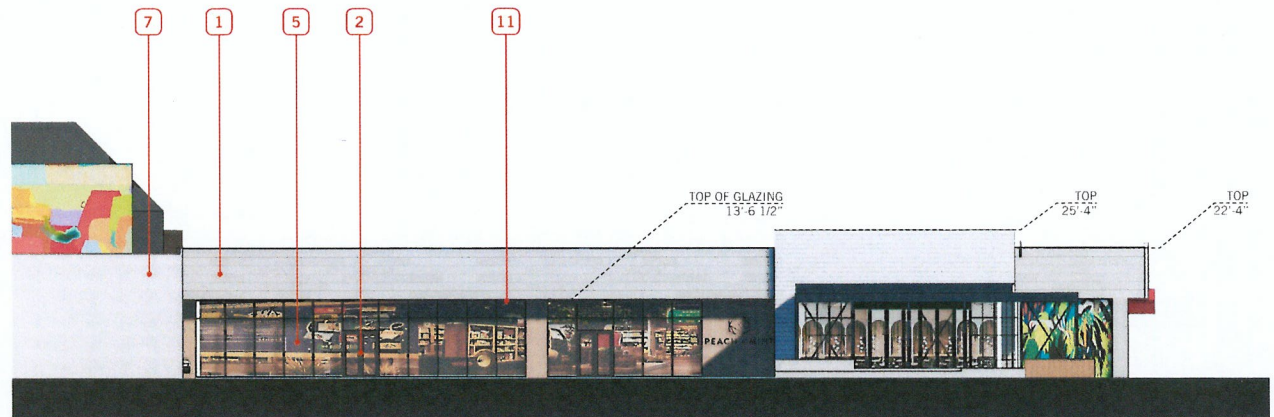
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RETAIL CONCEPTUAL ELEVATIONS



West Conceptual Elevations - N.T.S.

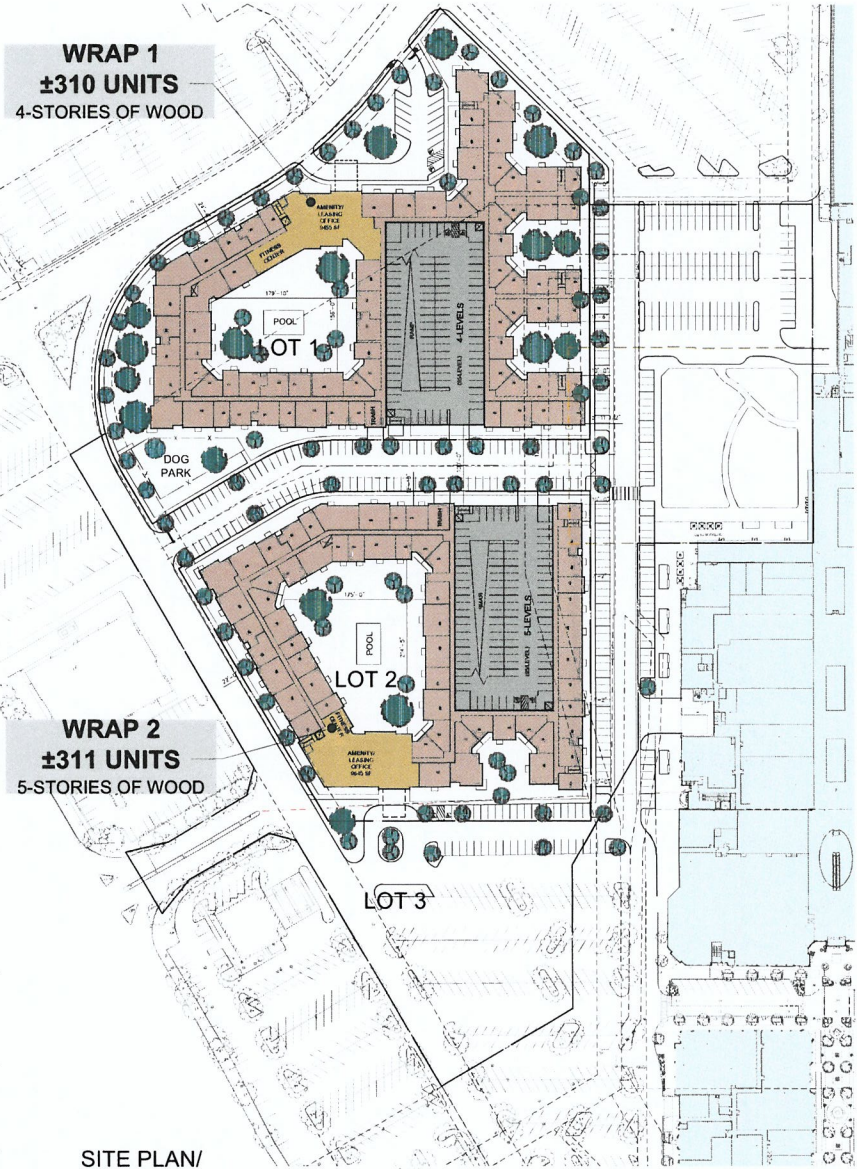
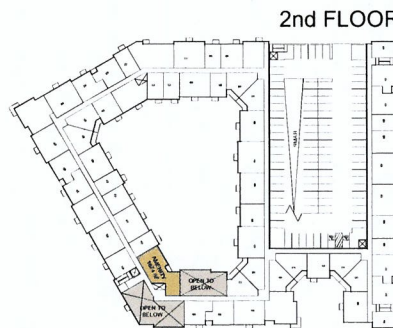
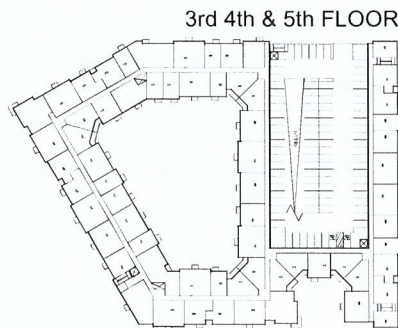
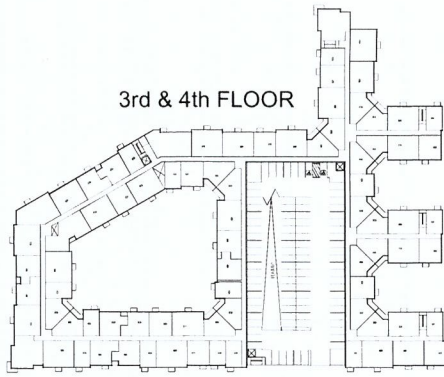


North Conceptual Elevations - N.T.S.

KEYNOTES

- | | | | | |
|---|---|---|---|---|
| 1 NICHIPANEL - BEIGE, TO MATCH EXISTING RETAIL FACADE
TYPICAL | 3 POTENTIAL SIGNAGE LOCATION
TYPICAL | 6 ALUMINIUM COMPOSITE METAL PANEL - BRONZE
TYPICAL | 9 EXISTING LOADING AREA AND CANOPY TO REMAIN
TYPICAL | 11 BOTTOM OF CANOPY TO ALIGN WITH STOREFRONT
TYPICAL |
| 2 NEW ARCHITECTURAL STOREFRONT RECESSED 3'-6" FROM EXISTING WALL
TYPICAL | 4 CURTAIN WALL SYSTEM
TYPICAL | 7 PROPOSED PAINTED BRICK CLADDING - WHITE
TYPICAL | 10 FLUSH MOUNTED TO ENTRY FRAME
TYPICAL | 12 CORNER COLUMN WRAPPED IN NEW CLADDING
TYPICAL |
| | 5 CLEAR VISION GLASS
TYPICAL | 8 MURAL WALL
TYPICAL | | 13 NEW CANOPY ABOVE PATIO AREA
TYPICAL |

ARCHITECTURAL SITE PLAN



WRAP 1 - PROJECT DATA:

SITE AREA LOT 1:	5.35 AC
OVERALL DENSITY:	58 UNITS/AC
PARKING TARGET:	465
1.5 PER UNIT	
GARAGE PARKING PROVIDED:	
GARAGE	380
SURFACE	101
TOTAL:	481
PARKING RATIO	1.6 SPACES/UNIT

WRAP 1 - UNIT TABULATIONS:

NAME	TYPE	NET AREA	COUNT	TOTAL NET AREA	%
A	Studio/1	600	20	12,000 SF	6%
B	Convert/1	655	32	20,960 SF	10%
C	1BR/1	825	111	91,575 SF	36%
D	1BR + Den/1	900	41	36,900 SF	13%
E	2BR/2	1,150	50	57,500 SF	16%
F	2BR/2	1,255	38	47,690 SF	12%
G	3BR/2	1,400	18	25,200 SF	6%
TOTALS			310	291,825 SF	100%
UNIT AVERAGE SQUARE FOOTAGE:				941 SF	

WRAP 1 - GROSS AREAS:

LEVEL	GARAGE GSF:	RESIDENTIAL GSF:
LEVEL 1	30,745 SF	90,257 SF
LEVEL 2	30,745 SF	85,961 SF
LEVEL 3	30,745 SF	90,257 SF
LEVEL 4	30,745 SF	90,257 SF
TOTAL:	122,980 SF	356,732 SF

WRAP 2 - PROJECT DATA:

SITE AREA LOT 2:	3.91 AC
OVERALL DENSITY:	79 UNITS/AC
PARKING TARGET:	467
1.5 PER UNIT	
PARKING PROVIDED:	
GARAGE	475
SURFACE	21
TOTAL:	496
PARKING RATIO	1.6 SPACES/UNIT

WRAP 2 - UNIT TABULATIONS:

NAME	TYPE	NET AREA	COUNT	TOTAL NET AREA	%
A	Studio/1	600	23	13,800 SF	7%
B	Convert/1	655	39	25,545 SF	13%
C	1BR/1	825	96	79,200 SF	31%
D	1BR + Den/1	900	48	43,200 SF	15%
E	2BR/2	1,150	48	55,200 SF	15%
F	2BR/2	1,255	36	45,180 SF	12%
G	3BR/2	1,400	21	29,400 SF	7%
TOTALS			311	291,525 SF	100%
UNIT AVERAGE SQUARE FOOTAGE:				937 SF	

WRAP 2 - GROSS AREAS:

LEVEL	GARAGE GSF:	RESIDENTIAL GSF:
LEVEL 1	30,745 SF	73,097 SF
LEVEL 2	30,745 SF	68,548 SF
LEVEL 3	30,745 SF	73,097 SF
LEVEL 4	30,745 SF	73,097 SF
LEVEL 5	30,745 SF	73,097 SF
TOTAL:	153,725 SF	360,936 SF

LOT 3 - PROJECT DATA:

SITE AREA LOT 3:	6.51 AC
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VALUES ARE APPROXIMATED FOR INITIAL SITE PLANNING PURPOSES ONLY

NET AREA IS MEASURED TO THE EXTERIOR OF FRAME WALLS. BALCONIES, PATIOS, AND BALCONY STORAGE ARE NOT INCLUDED.

GROSS AREA INCLUDES EVERYTHING TO THE OUTER EDGE OF THE BUILDING, NOT INCLUDING BALCONIES OR EXTERIOR STORAGE. ROOF OVERHANGS ARE NOT INCLUDED.

SITE PLAN/
GROUND FLOOR



PHASE 1 - RESIDENTIAL BUILDING 1 - CONCEPTUAL ELEVATIONS



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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North Conceptual Elevations - N.T.S.

Northwest Conceptual Elevations - N.T.S.



West Conceptual Elevations - N.T.S.



South Conceptual Elevations - N.T.S.



Partial East Conceptual Elevations - N.T.S.



Partial East Conceptual Elevations - N.T.S.

KEYNOTES

- | | | | |
|---|------------------------------------|--|---|
| 1 RED BRICK WITH STONE LINTELS
TYPICAL | 4 CURTAIN WALL SYSTEM
TYPICAL | 7 ALUMINIUM COMPOSITE METAL
PANEL - GREY
TYPICAL | 9 CONCRETE PRECAST PANEL
PAINTED TO MATCH ADJACENT
SUBSTRATE
TYPICAL |
| 2 HORIZONTAL SIDING - CHARCOAL
TYPICAL | 5 VISION GLASS
TYPICAL | 8 METAL CANOPY - GREY
TYPICAL | 10 8'-0" X 8'-0" ROLL UP DOOR AND
MANDOOR
TYPICAL |
| 3 PANELING - WHITE
TYPICAL | 6 PREFABRICATED BALCONY
TYPICAL | | |

PHASE 2 - RESIDENTIAL BUILDING 2 - CONCEPTUAL ELEVATIONS



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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North Conceptual Elevations - N.T.S.

Northwest Conceptual Elevations - N.T.S.



KEYNOTES

- 1 RED BRICK WITH STONE LINTELS
TYPICAL
- 2 HORIZONTAL SIDING - CHARCOAL
TYPICAL
- 3 PANELING - WHITE
TYPICAL
- 4 CURTAIN WALL SYSTEM
TYPICAL
- 5 VISION GLASS
TYPICAL
- 6 PREFABRICATED BALCONY
TYPICAL
- 7 ALUMINIUM COMPOSITE METAL
PANEL - GREY
TYPICAL
- 8 METAL CANOPY - GREY
TYPICAL
- 9 CONCRETE PRECAST PANEL
PAINTED TO MATCH ADJACENT
SUBSTRATE
TYPICAL
- 10 8'-0" X 8'-0" ROLL UP DOOR AND
MANDOOR
TYPICAL



Southwest Conceptual Elevations - N.T.S.



East Conceptual Elevations - N.T.S.

RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

WESTWARD AERIAL PERSPECTIVE



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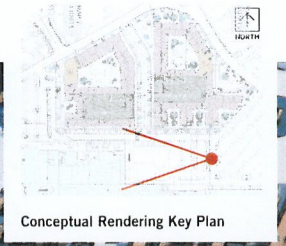
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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

SOUTHWESTWARD AERIAL PERSPECTIVE



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RETAIL

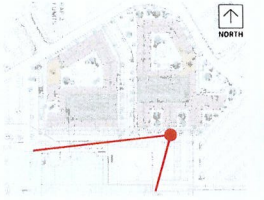
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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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Conceptual Rendering Key Plan



RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

NORTHWARD AERIAL PERSPECTIVE



PACIFIC
RETAIL

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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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Conceptual Rendering Key Plan

RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

EASTWARD PERSPECTIVE



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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Conceptual Rendering Key Plan

RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

SOUTHEASTWARD PERSPECTIVE



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

NORTHWARD PERSPECTIVE



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

SOUTHWESTWARD PERSPECTIVE



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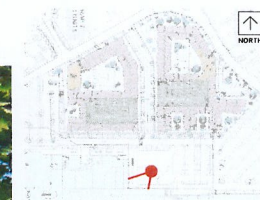
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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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Conceptual Rendering Key Plan



RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

SOUTHWESTWARD PERSPECTIVE



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YORKTOWN RESERVE

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PHASE 1 - RESIDENTIAL BUILDING 1 - CONCEPTUAL RENDERING

SOUTHWARD PERSPECTIVE OF ENTRY



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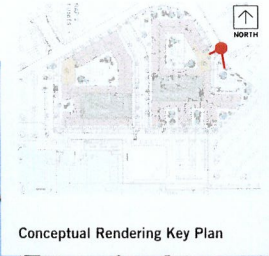
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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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Conceptual Rendering Key Plan



PHASE 1 - RESIDENTIAL BUILDING 1 - CONCEPTUAL RENDERING

SOUTHEASTWARD PERSPECTIVE OF AMENITIES AREA



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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Conceptual Rendering Key Plan



PHASE 2B - RESIDENTIAL BUILDING 2 - CONCEPTUAL RENDERING

SOUTHEASTWARD PERSPECTIVE OF ENTRY



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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Conceptual Rendering Key Plan

