

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD STAGGERS STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER, AND OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
A. 4" MINIMUM IN GRASS OR SOD AREAS
B. 6" MINIMUM IN PLANTING AREAS
C. 12" MINIMUM IN LANDSCAPE ISLANDS
- CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
- THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE DESIGN ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.
- PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.
- PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
- THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AS APPROVED BY THE MUNICIPALITY.
- ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED.
- ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.
- ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.
- CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
- LANDSCAPE SHALL NOT BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCOPERS OR PIPES.

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: GENTILE AND ASSOCIATES, INC. 550 E. ST. CHARLES PLACE, LOMBARD, ILLINOIS 60148 (630) 916-6262
- 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.

NATIVE SEED LEGEND

- WET-MESIC DETENTION BASIN MIX
GENESIS LO PRO MESIC PRAIRIE W/ FLOWERS
- MESIC PRAIRIE MIX
GENESIS LO PRO MESIC PRAIRIE MIX W/ FLOWERS

PLANT LIST (note: all plants to be selected from this list)

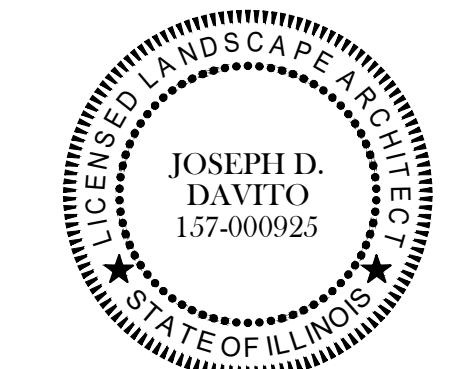
SHADE, ORNAMENTAL AND CONIFEROUS TREES				MIN. INSTALL	
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
0	ABS	Ametanochia x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	6'
0	BAC	Taxodium distichum	Bald Cypress	6' Ht.	6'
0	SWP	Pinus strobus	Eastern White Pine	6' Ht.	6'
0	KCT	Gymnocladus dioica (Male Only)	Kentucky Coffee Tree	2 1/2' Cal.	12'
0	PSG	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2' Cal.	12'
0	RIC	Malus 'Red Jewel'	Red Jewel Crabapple	2 1/2' Cal.	6'
0	SKH	Gleditsia triacanthos var. 'Inermis' 'Skyline'	Skyline Honeylocust	2 1/2' Cal.	12'
0	SWO	Quercus bicolor	Swamp White Oak	2 1/2' Cal.	12'
0	TCH	Crataegus crus galli var. 'Inermis'	Thornless Cockspur Hawthorn	6' Ht.	6'
FLOWERING AND EVERGREEN SHRUBS				MIN. INSTALL	
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
0	AVJ	Viburnum dentatum 'Natchez'	Autumn Jazz Viburnum	5 Gal.	36"
0	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.	18"
0	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.	18"
0	KCJ	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	5 Gal.	18"
0	KOH	Dircaea 'G208848'	Kodiak Orange Honeylocust	3 Gal.	36"
0	MKL	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal.	18"
0	PDR	Rosa 'Radkopski'	Pink Double Knock Out Rose	3 Gal.	18"
PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS				MIN. INSTALL	
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
0	AJS	Hesperis matroniana 'Tuscan Sun'	Tuscan Sun Falu Seaflower	1 Gal.	12"
0	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.	12"
0	DTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.	12"
0	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 Gal.	12"
0	NES	Sedum spectabile 'Neon'	Neon Sedum	1 Gal.	12"
0	RND	Hemerocallis 'Rosa Reburni'	Rosa Reburni Daylily	1 Gal.	12"
0	SDD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal.	12"

EXISTING TREE LIST

Survey Completed 11/24/2021

TREE#	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PRESERVATION STATUS
1	Malus species	Flowering Crabapple	6"	Fair	Save in Place
2	Malus species	Flowering Crabapple	6"	Fair	Remove
3	Malus species	Flowering Crabapple	6"	Fair	Save in Place
4	Malus species	Flowering Crabapple	6"	Fair	Save in Place
5	Picea pungens glauca	Colorado Blue Spruce	12"	Poor	Save in Place (off site)
6	Picea pungens glauca	Colorado Blue Spruce	12"	Poor	Save in Place (off site)
7	Picea pungens glauca	Colorado Blue Spruce	10"	Poor	Save in Place (off site)
8	Acer negundo	Boxelder	8"	Poor	Save in Place (off site)
9	Picea pungens glauca	Colorado Blue Spruce	6"	Poor	Save in Place (off site)
10	Picea pungens glauca	Colorado Blue Spruce	12"	Poor	Save in Place (off site)
11	Picea pungens glauca	Colorado Blue Spruce	10"	Poor	Save in Place (off site)
12	Ulmus pumila	Siberian Elm	6"	Fair-Poor	Remove
13	Acer negundo	Boxelder	8"	Poor	Remove
14	Juglans nigra	Black Walnut	10"	Fair-Poor	Save in Place
15	Ulmus libanica	Siberian Elm	5"	Poor	Save in Place (off site)
16	Ulmus libanica	Siberian Elm	6"	Dead	Save in Place (off site)
17	Juglans nigra	Black Walnut	12"	Fair	Save in Place

Know what's Below.
Call before you dig.



LANDSCAPE PLAN
DESIGNED BY
JOSEPH D. DAVITO, PLA
J. DAVITO DESIGN, INC.
(847) 469-8797



PRELIMINARY LANDSCAPE PLAN

DATE
11/22/22
2022

REVISIONS
NEW SITE PLAN TO AVOID WETLAND
PER VILLAGE CALL ON 20122

NO
1
2

Prepared For:
SAFA PROPERTY, LLC
8060 Lawndale
Skokie, IL
VIP - LOMBARD
849 E. Roosevelt Road
Lombard, Illinois

Prepared By:
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J. MILLER
DESIGN BY: K. SACK
DRAWN BY: K. SACK
DATE: DECEMBER 3, 2021
SCALE: 1" = 20'
PROJECT NO.: 21-055

L-1

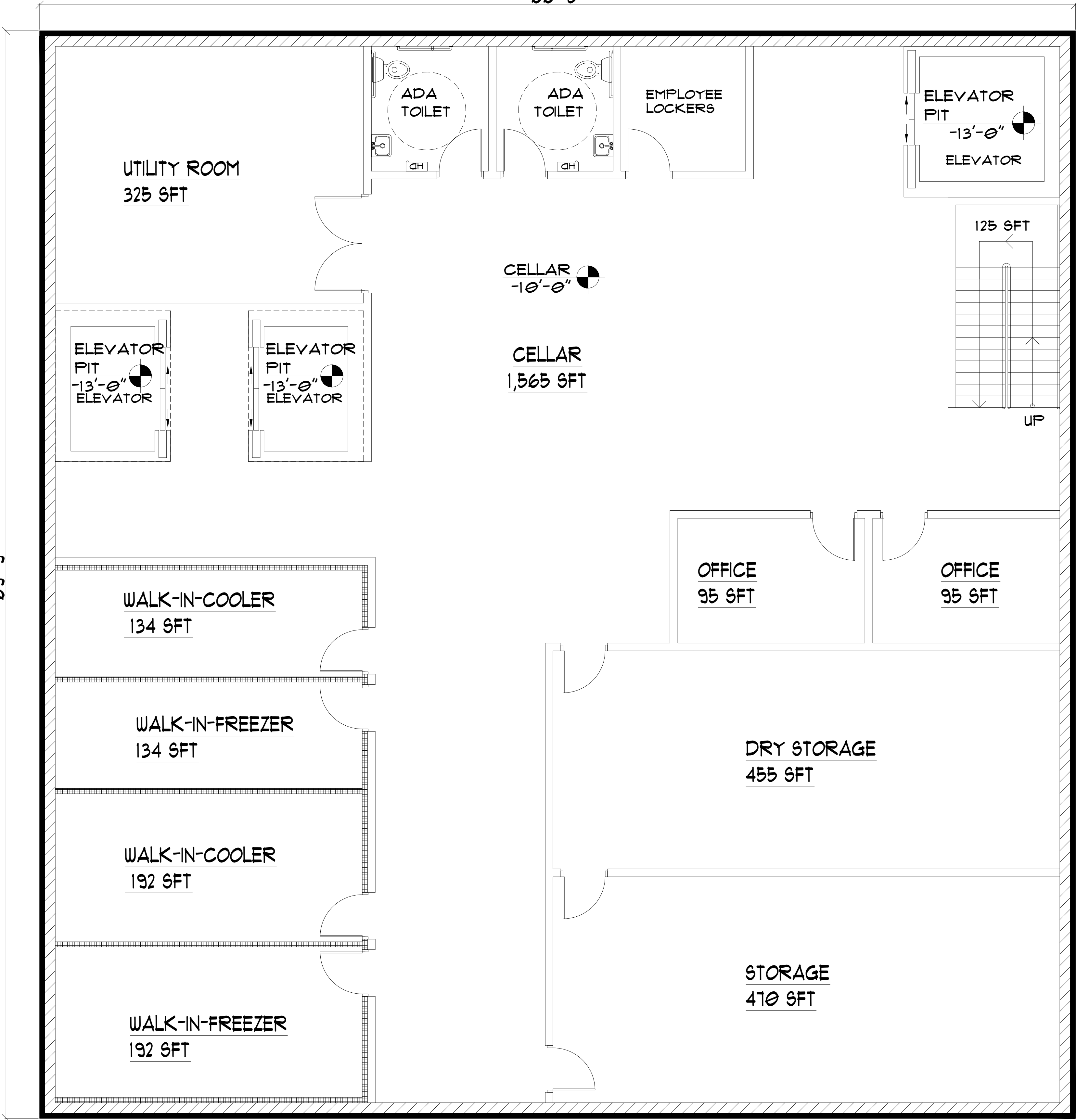
PRELIMINARY LANDSCAPE PLAN

NEIGHBOR EXST. PEP BOYS

66'-5"

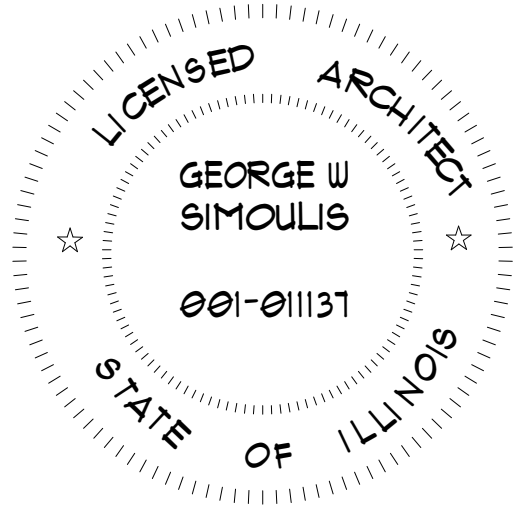
E ROOSEVELT RD

69'-9"



PARKING

PARKING



2 PROPOSED CELLAR PLAN
SCALE: 1/4"=1'-0" NORTH

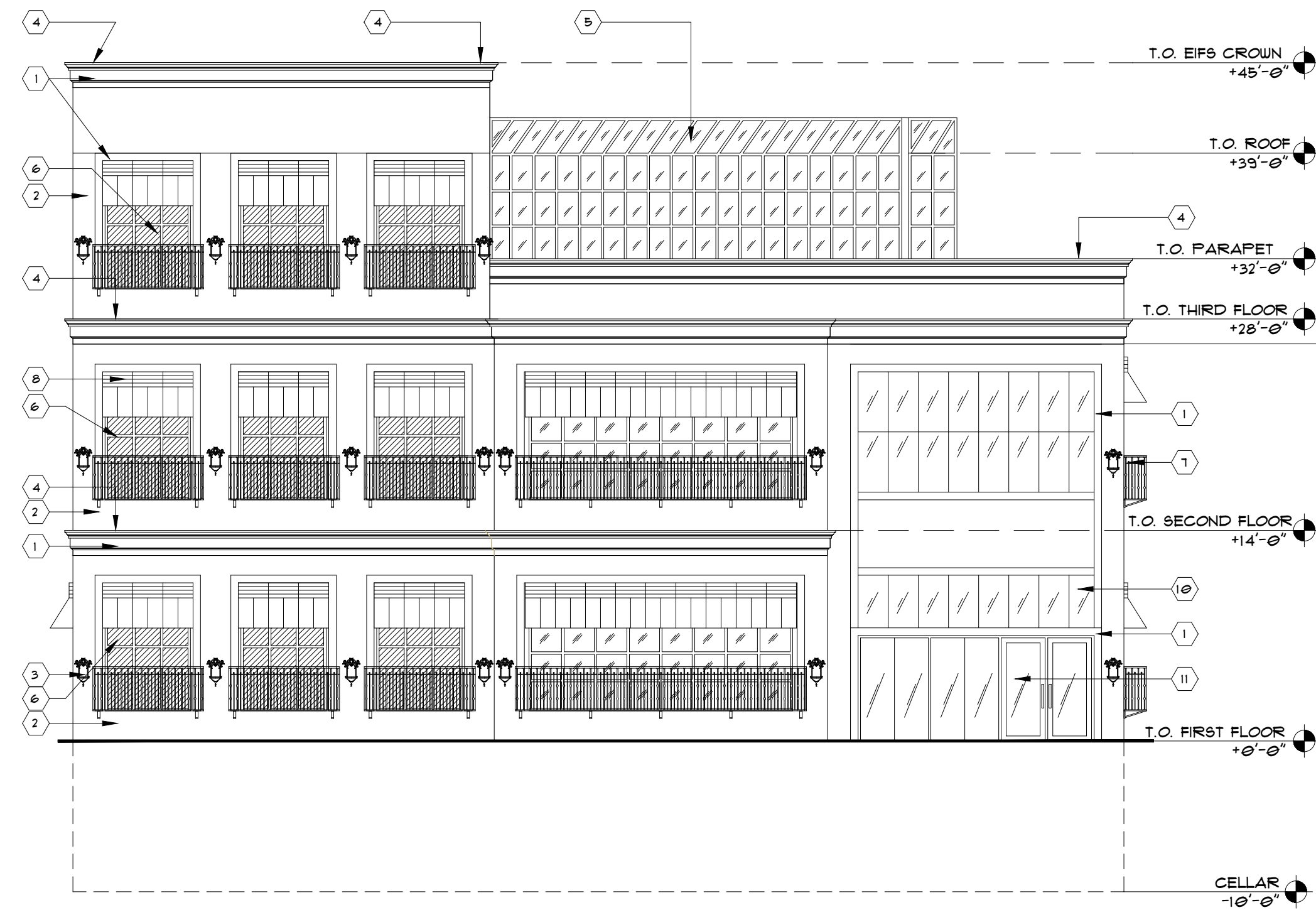
LOCATION:
855 E ROOSEVELT RD,
LOMBARD, IL 60148

SHEET TITLE
PROPOSED CELLAR PLAN

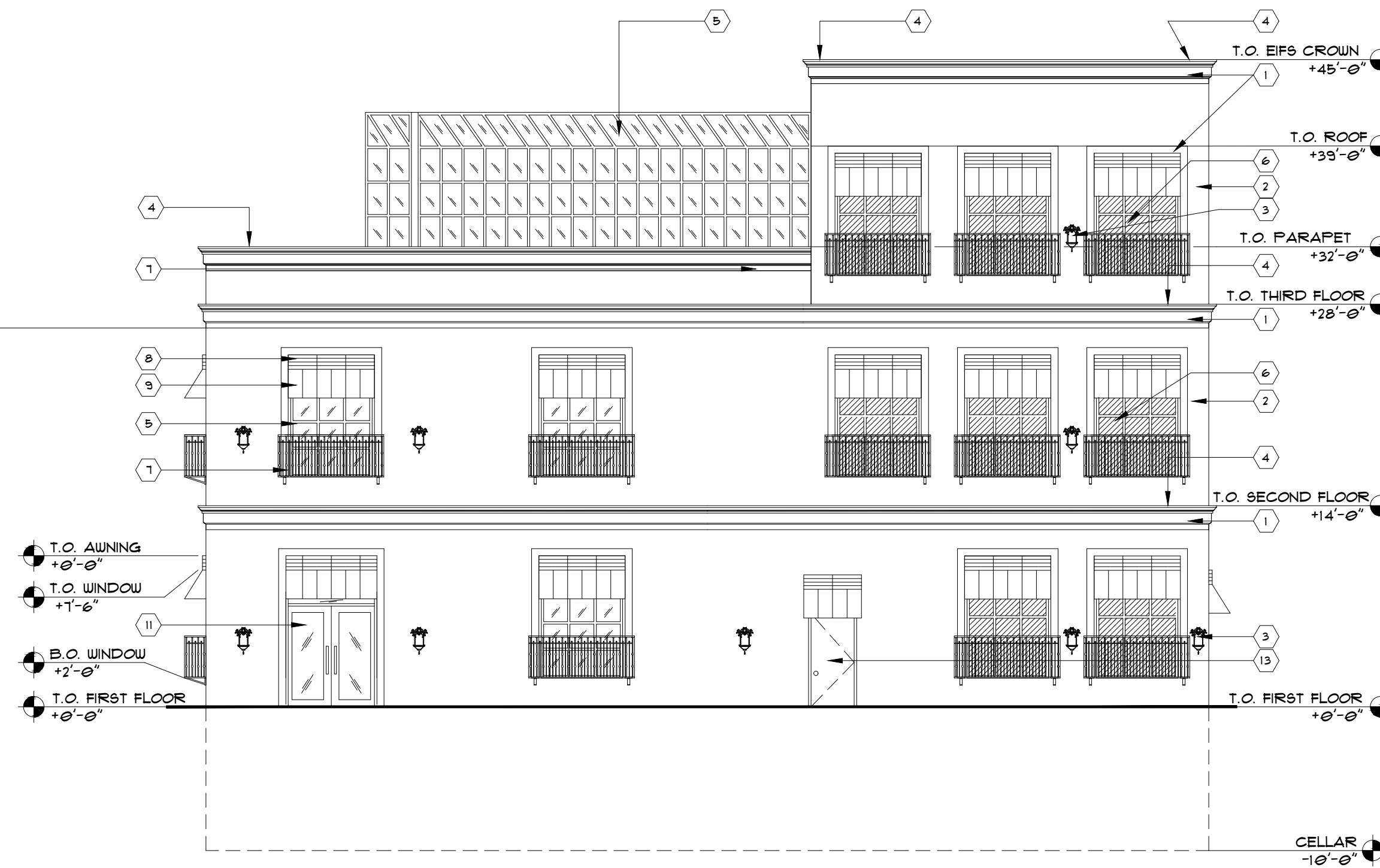
DRAWN BY: MINU
DRAWINGS REVISIONS PER TEAM
DATE: 02/28/2022

ARCHITECT
GEORGE SIMOULIS

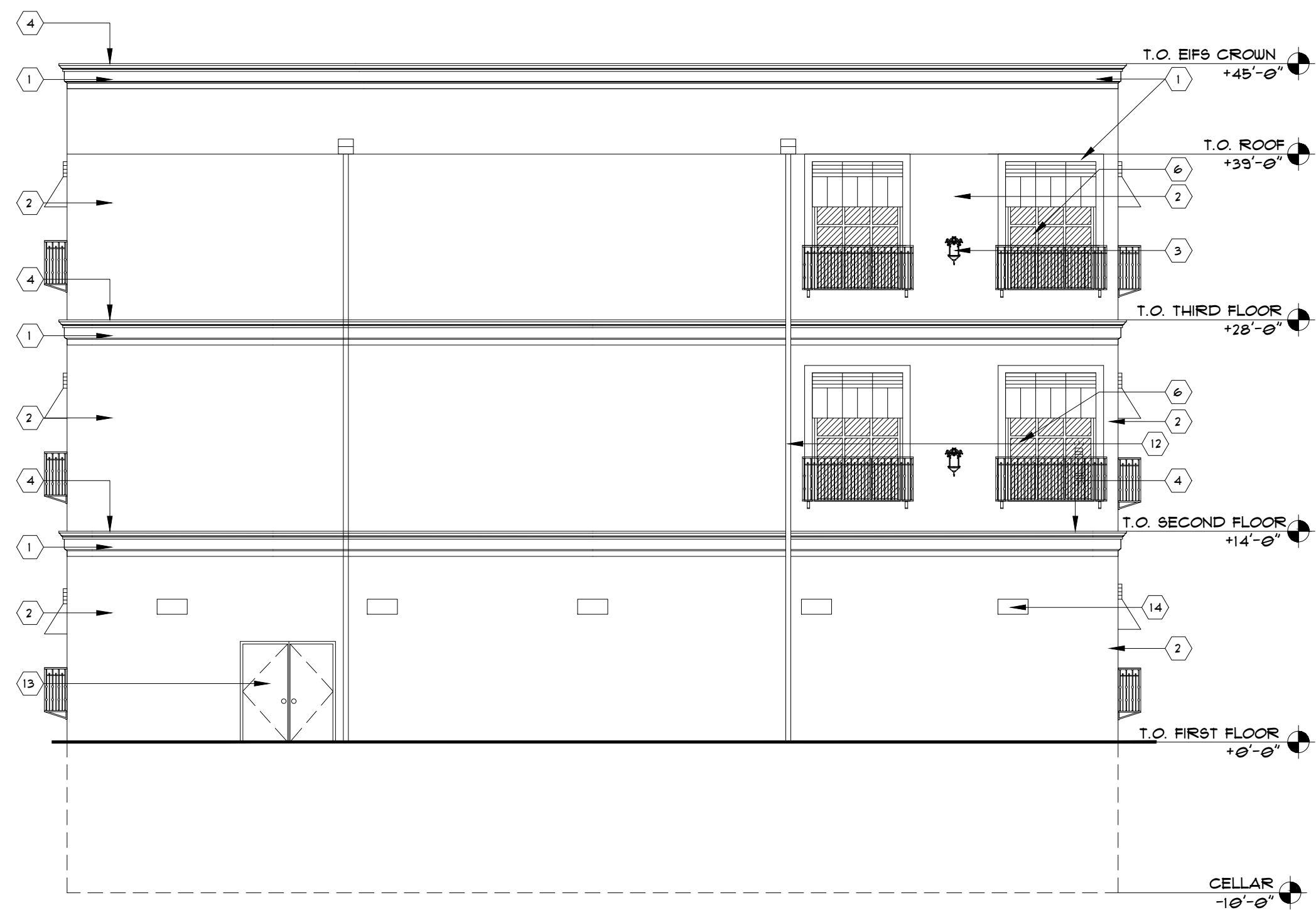
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DRG. NO. A-2



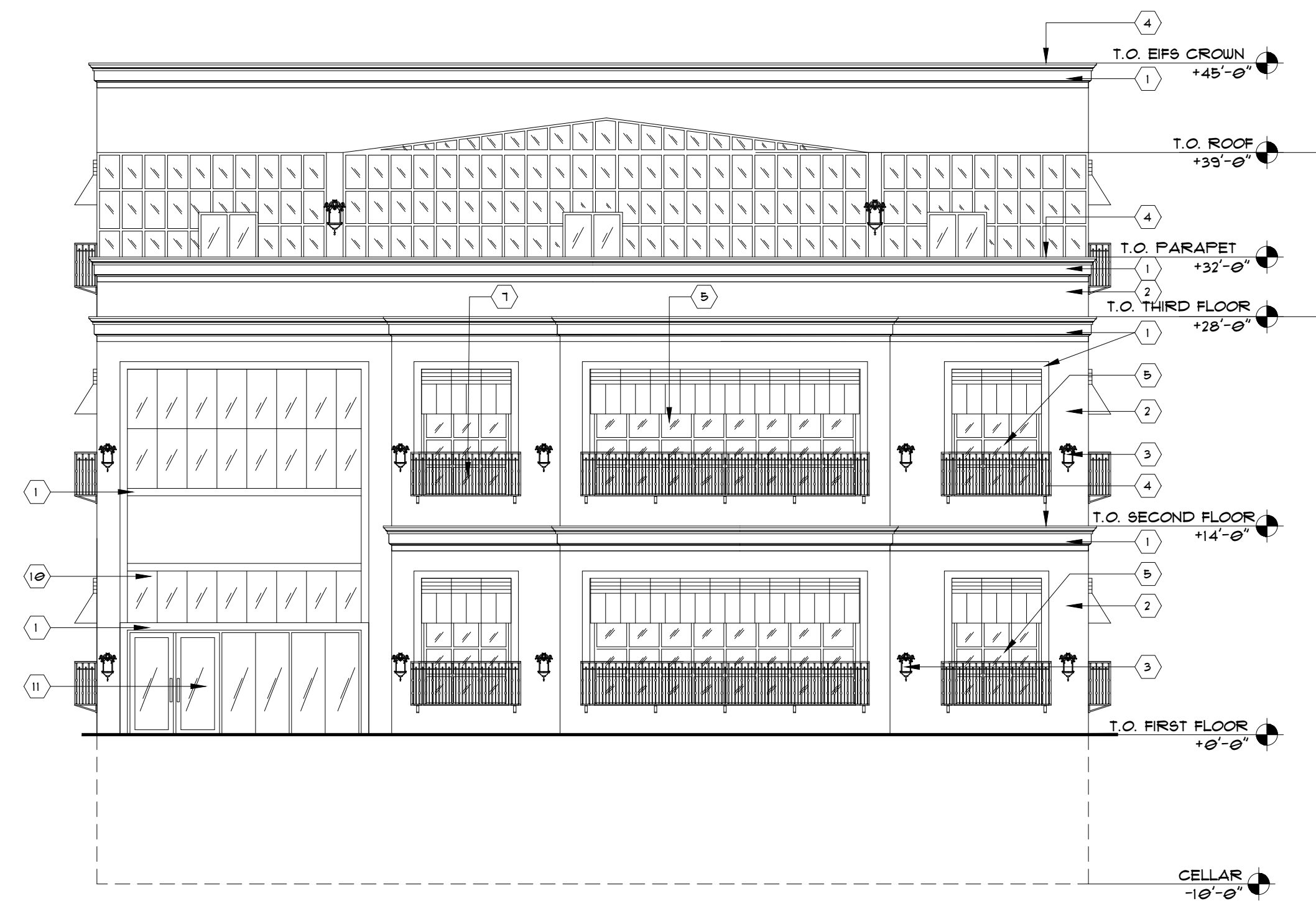
1 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"

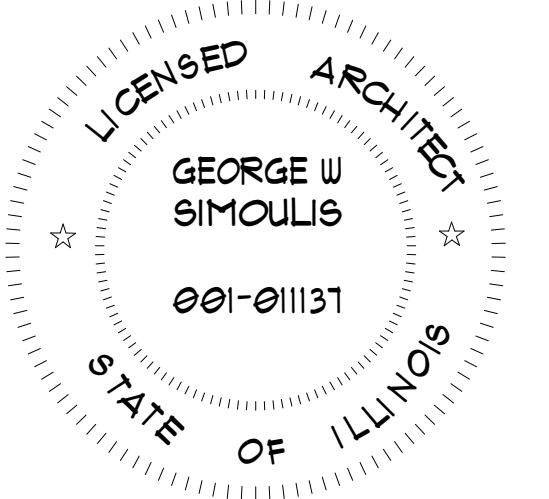


3 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"

- KEY NOTES:
- 1 EIFS CORNISH (COLOR SELECTED BY OWNER)
 - 2 STUCCO (COLOR SELECTED BY OWNER)
 - 3 UP & DOWN EXTERIOR LIGHT FIXTURE (COLOR SELECTED BY OWNER)
 - 4 6" PRE-FINISHED GALVANIZED METAL COPING (COLOR SELECTED BY OWNER)
 - 5 BRONZED ANODIZED ALUMINUM STORE FRONT SYSTEM w/ TEMPERED SAFETY GLAZING.
 - 6 DUMMY WINDOW
 - 7 METAL GUARDRAIL 36" MIN. HT WITH METAL PICKETS TO BE MAX. 4" APART. TOP AND BOTTOM RAIL POST TO BE 1 1/2" DIA. POST SHALL BE 36" APART MAX SPACING (TYP. FOR ALL BALCONIES) (COLOR SELECTED BY OWNER)
 - 8 METAL SHUTTER ABOVE AWNING (COLOR SELECTED BY OWNER)
 - 9 METAL AWNING (COLOR SELECTED BY OWNER)
 - 10 TEMPERED SAFETY GLAZING GLASS WALL
 - 11 BRONZED ANODIZED ALUMINUM GLASS DOOR w/ TEMPERED SAFETY GLAZING
 - 12 PRE-FINISHED SCUPPER AND DOWNSPOUT, MILL ALUMINUM
 - 13 METAL DOOR
 - 14 WALL PACK LED LIGHT



LOCATION:
855 E ROOSEVELT RD,
LOMBARD, IL 60148

SHEET TITLE
PROPOSED ELEVATIONS

DRAWN BY:
MNU

DRAWINGS
REVISIONS PER TEAM

DATE:
02/28/2022

ARCHITECT
GEORGE SIMOULIS

SCALE:
AS SHOWN

DRG. NO. A-7

NEIGHBOR EXST. PEP BOYS

E ROOSEVELT RD

PARKING

PARKING

3 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

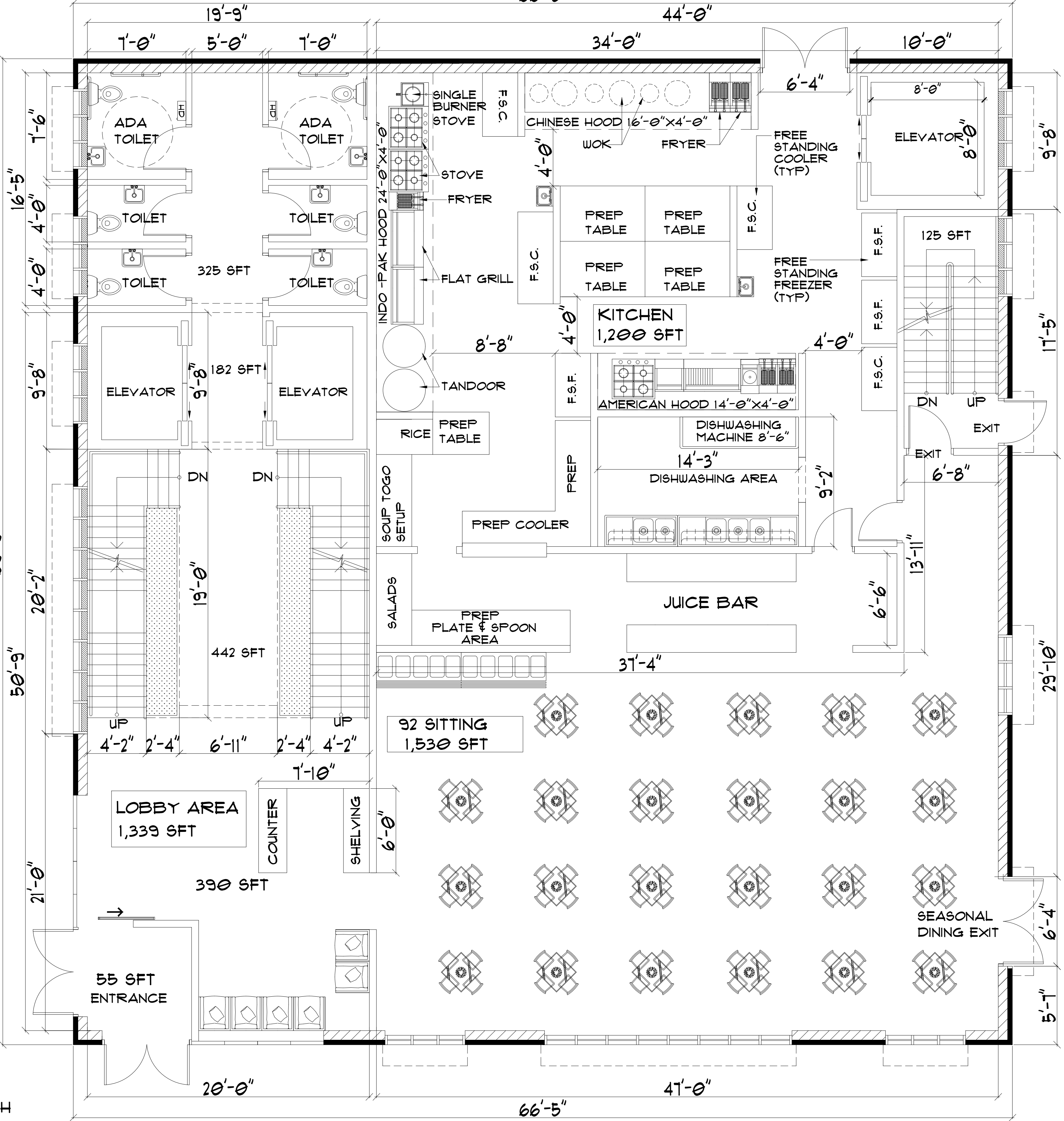
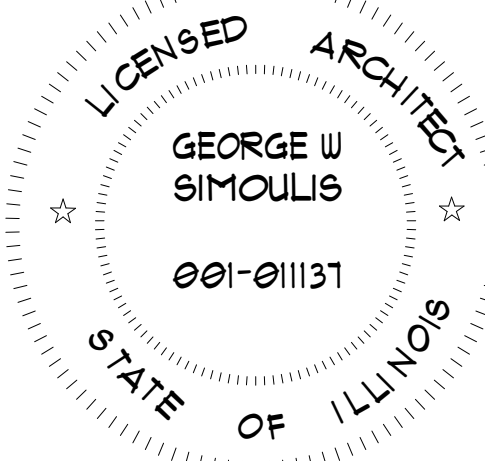
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LOMBARD, IL 60148

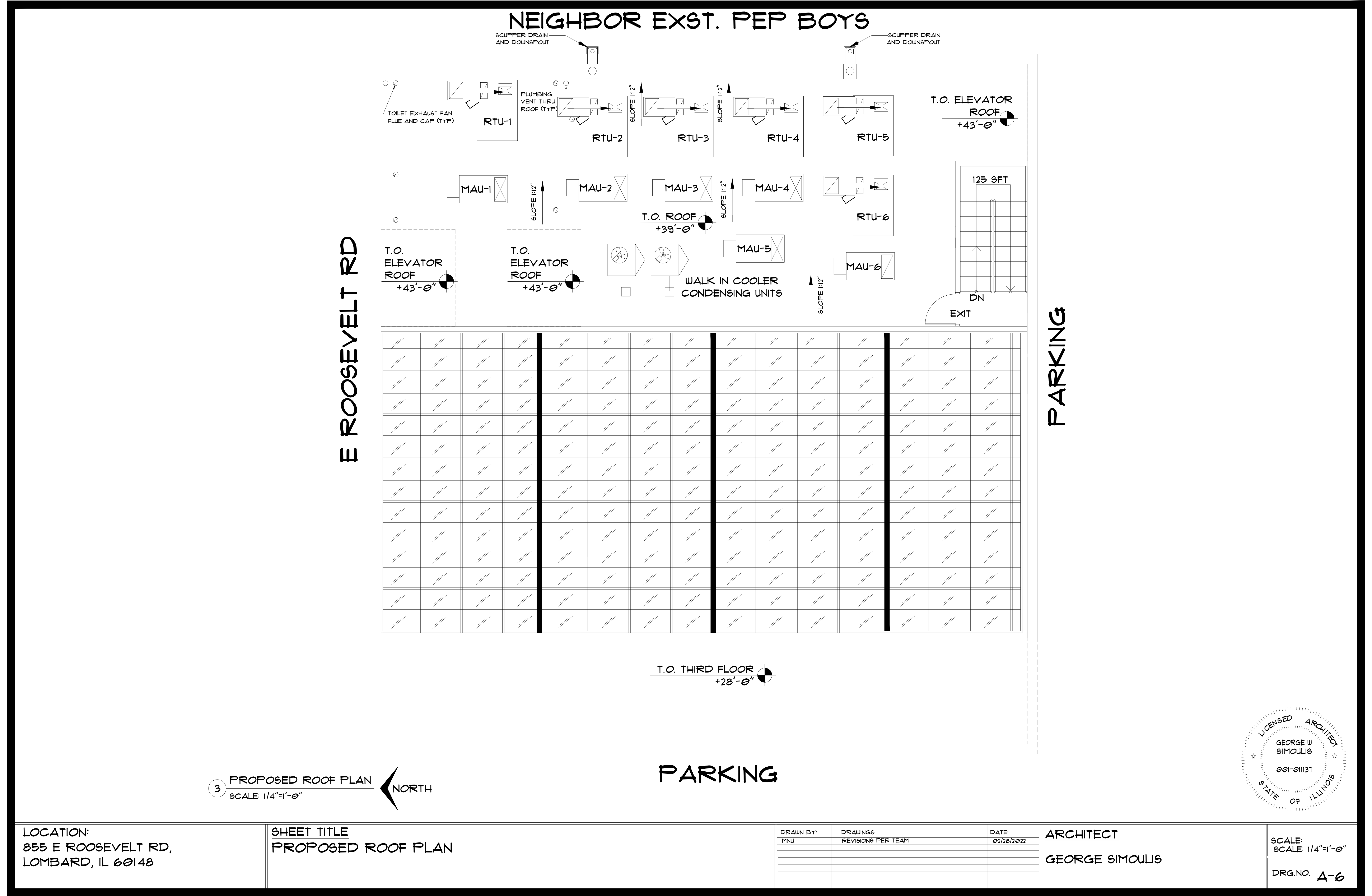
SHEET TITLE
PROPOSED FIRST FLOOR PLAN

DRAWN BY:	DRAWINGS	DATE:
MMU	REVISIONS PER TEAM	02/28/2022

ARCHITECT
GEORGE SIMOULIS

SCALE:
1/4"=1'-0"
DRG. NO. A-3





NEIGHBOR EXST. PEP BOYS

SCUPPER DRAIN AND DOWNSPOUT

SCUPPER DRAIN AND DOWNSPOUT

TOILET EXHAUST FAN
FLUE AND CAP (TYP)

RTU-1

PLUMBING
VENT THRU
ROOF (TYP)

RTU-2

RTU-3

RTU-4

RTU-5

T.O. ELEVATOR
ROOF
+43'-0"

MAU-1

MAU-2

MAU-3

MAU-4

RTU-6

125 SFT

T.O. ELEVATOR
ROOF
+43'-0"

T.O. ELEVATOR
ROOF
+43'-0"

T.O. ROOF
+39'-0"

MAU-5

WALK IN COOLER
CONDENSING UNITS

MAU-6

DN
EXIT

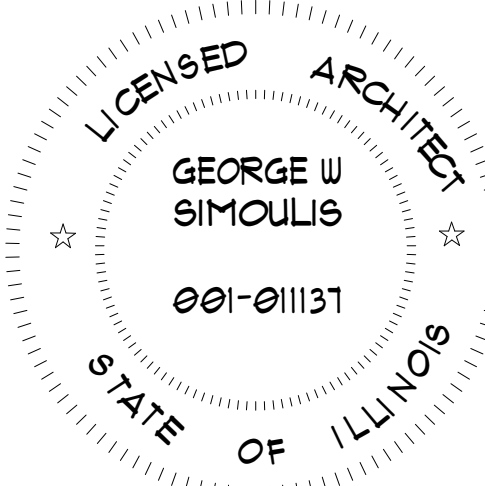
E ROOSEVELT RD

PARKING

T.O. THIRD FLOOR
+28'-0"

PARKING

3 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



LOCATION:
855 E ROOSEVELT RD,
LOMBARD, IL 60148

SHEET TITLE
PROPOSED ROOF PLAN

DRAWN BY:
MNU

DRAWINGS
REVISIONS PER TEAM

DATE:
02/28/2022

ARCHITECT
GEORGE SIMOULIS

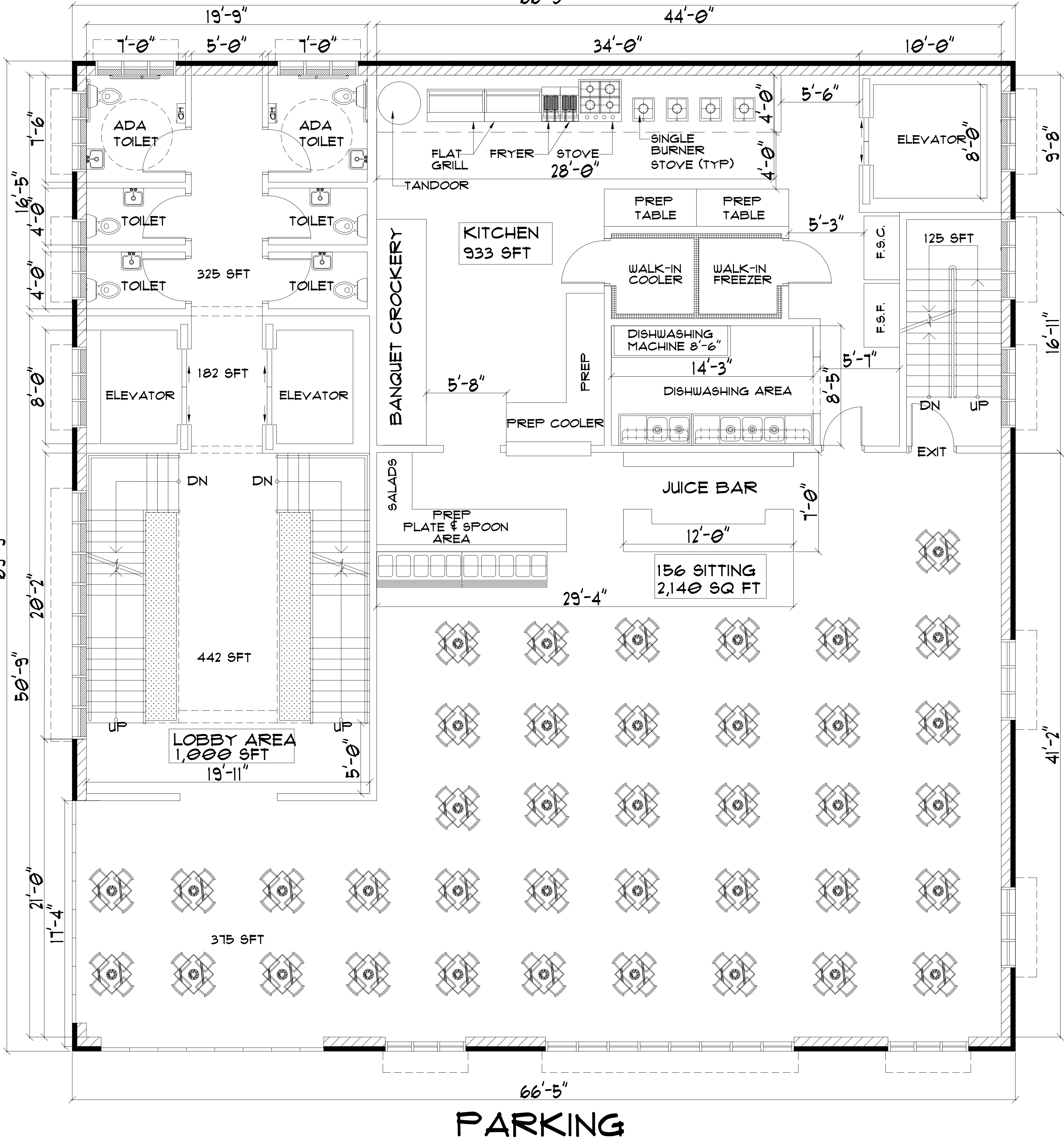
SCALE:
SCALE: 1/4"=1'-0"

DRG. NO. A-6

NEIGHBOR EXST. PEP BOYS

E ROOSEVELT RD

PARKING



4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



LOCATION:
855 E ROOSEVELT RD,
LOMBARD, IL 60148

SHEET TITLE
PROPOSED SECOND FLOOR PLAN

DRAWN BY:
MNU

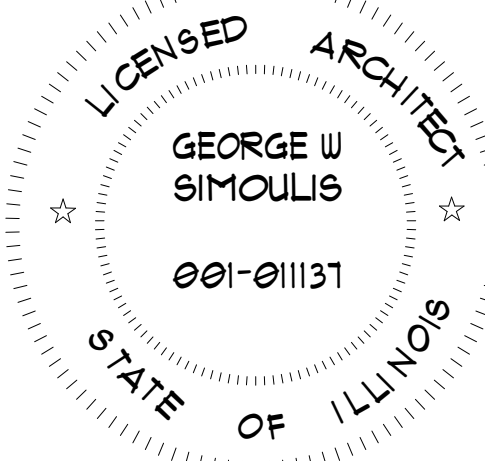
DRAWINGS
REVISIONS PER TEAM

DATE:
02/28/2022

ARCHITECT
GEORGE SIMOULIS

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

DRG. NO. A-4



NEIGHBOR EXST. PEP BOYS

E ROOSEVELT RD

PARKING

PARKING

4

PROPOSED SECOND FLOOR PLAN

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

NORTH

LOCATION:
855 E ROOSEVELT RD,
LOMBARD, IL 60148

SHEET TITLE
PROPOSED SECOND FLOOR PLAN

DRAWN BY:
MNU

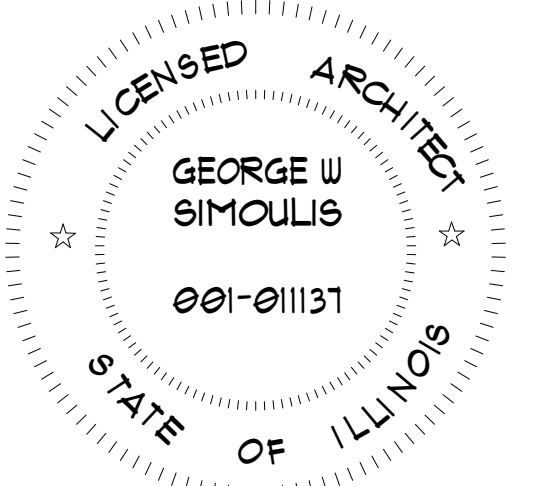
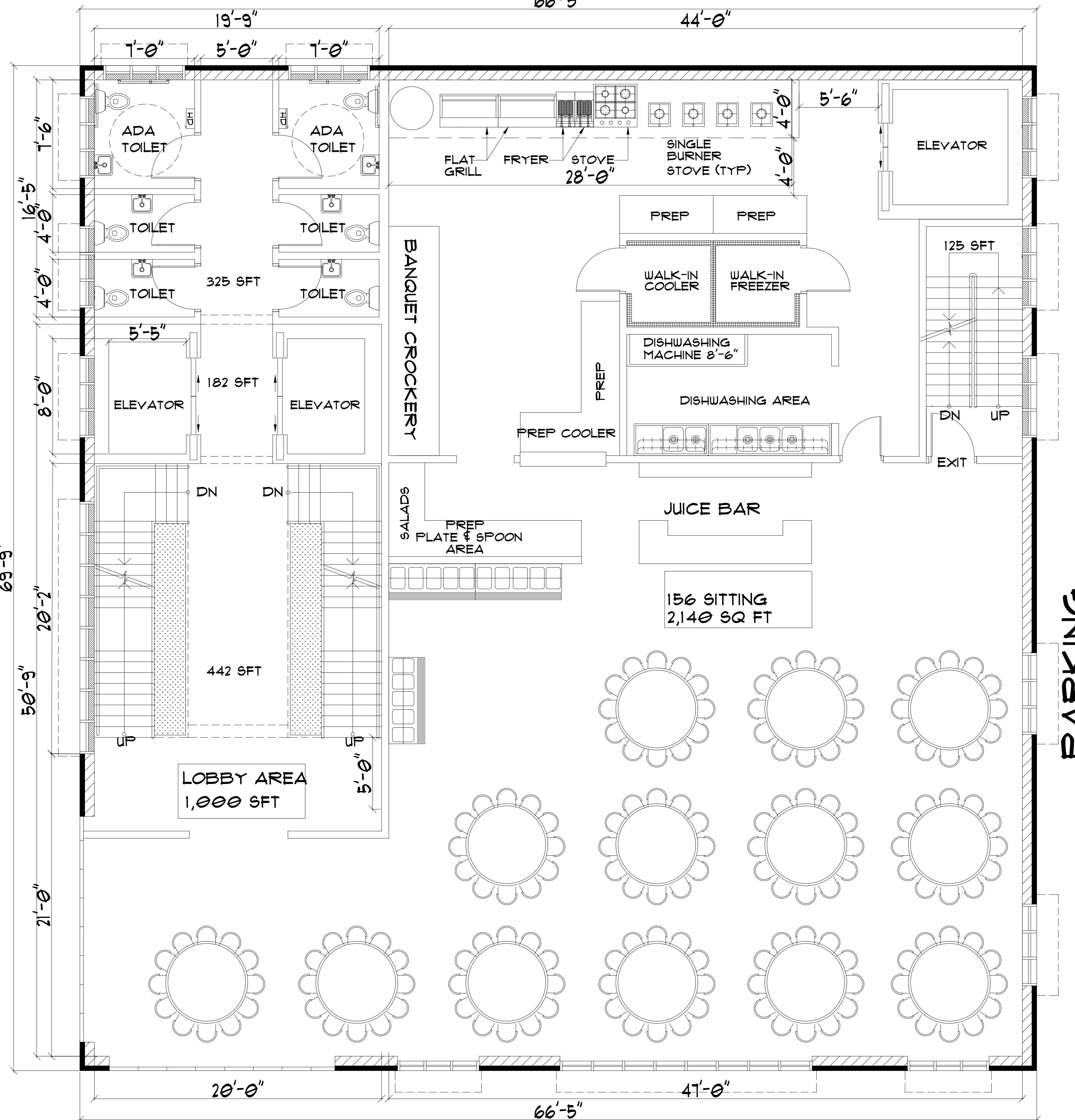
DRAWINGS
REVISIONS PER TEAM

DATE:
02/28/2022

ARCHITECT
GEORGE SIMOULIS

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

DRG. NO. A-4



NEIGHBOR EXST. PEP BOYS

E ROOSEVELT RD

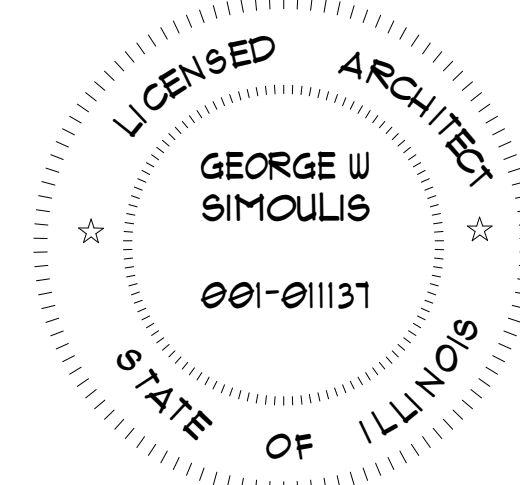
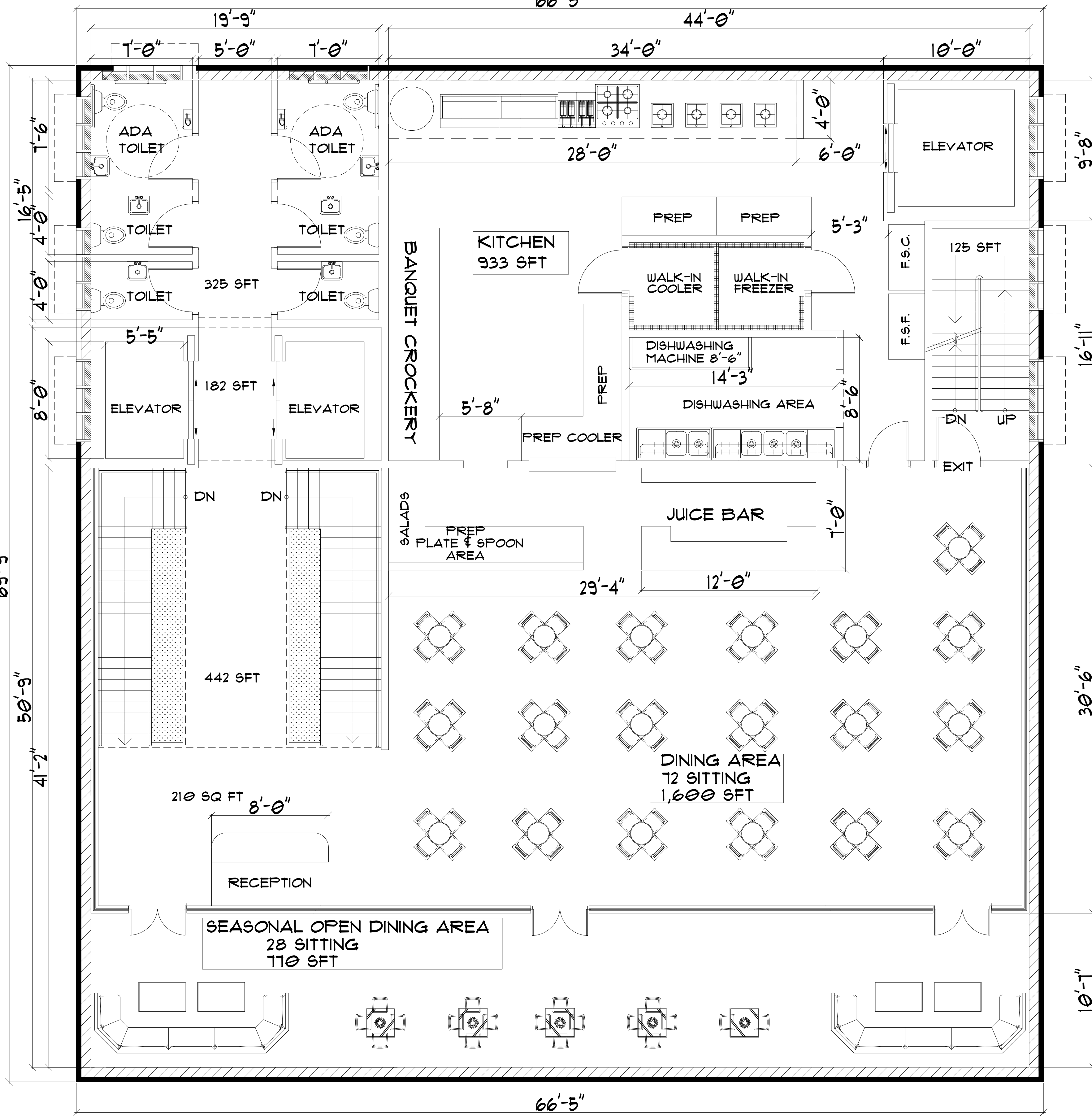
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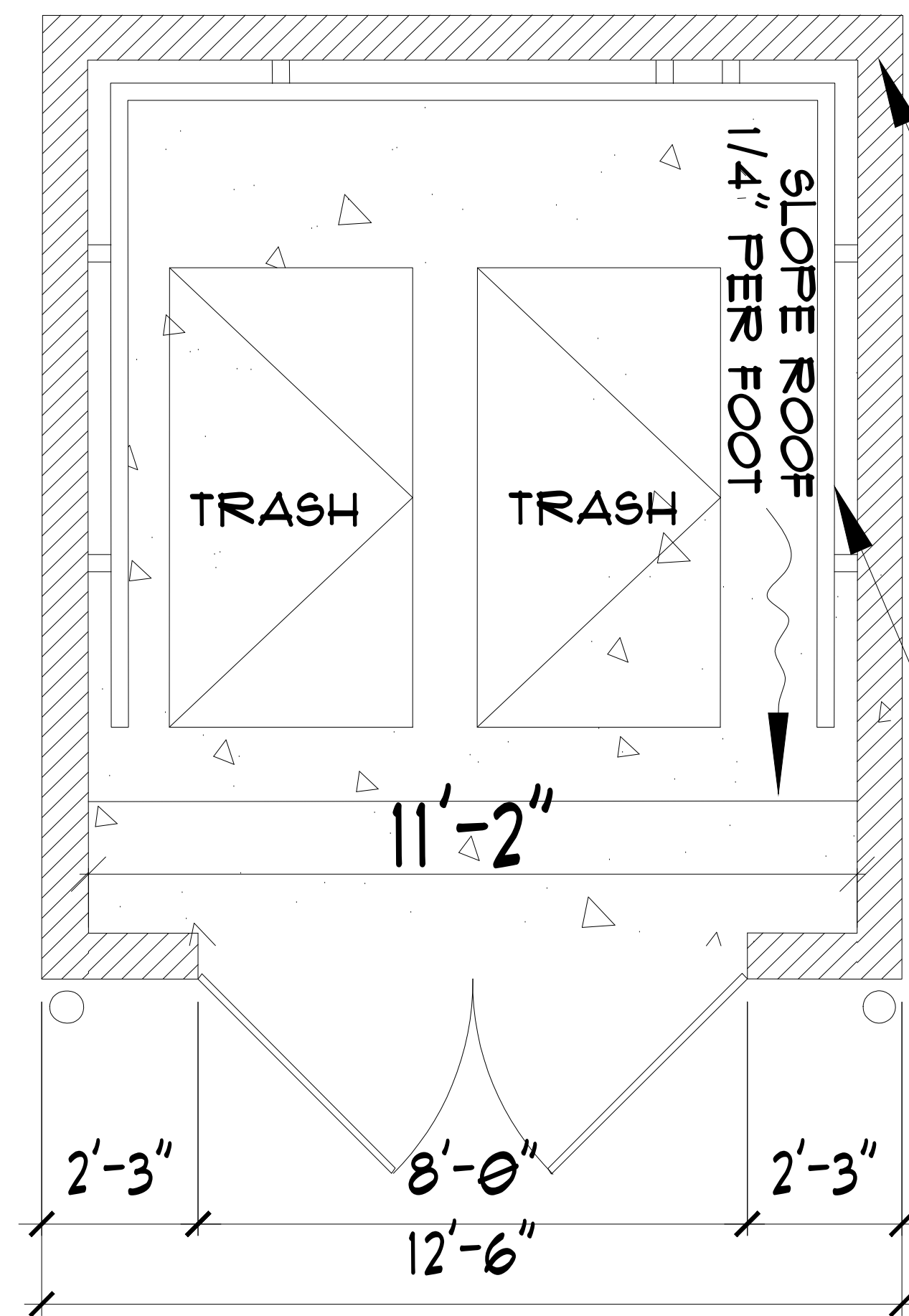
PARKING

5 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

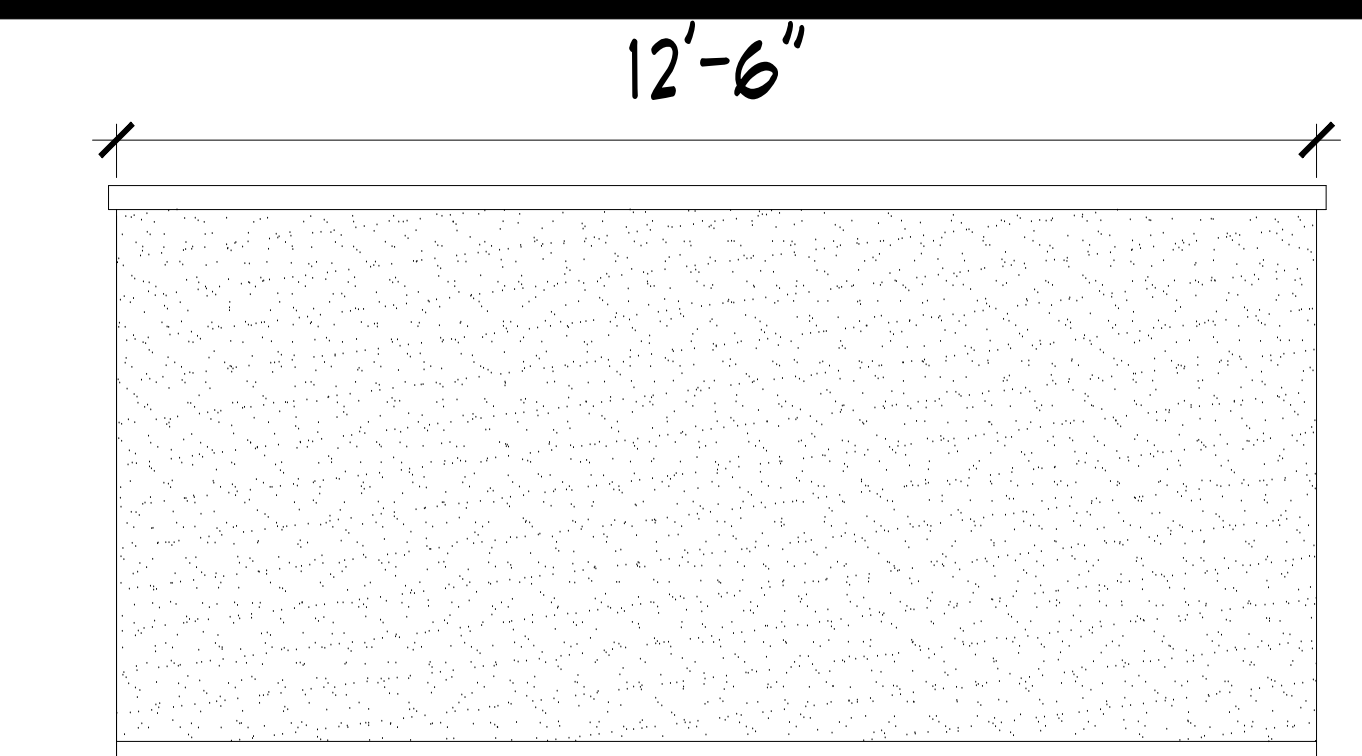


LOCATION: 855 E ROOSEVELT RD, LOMBARD, IL 60148	SHEET TITLE PROPOSED THIRD FLOOR PLAN	DRAWN BY: MNU	DRAWINGS REVISIONS PER TEAM	DATE: 02/28/2022	ARCHITECT GEORGE SIMOULIS	SCALE: 1/4"=1'-0"
						DRG. NO. A-5

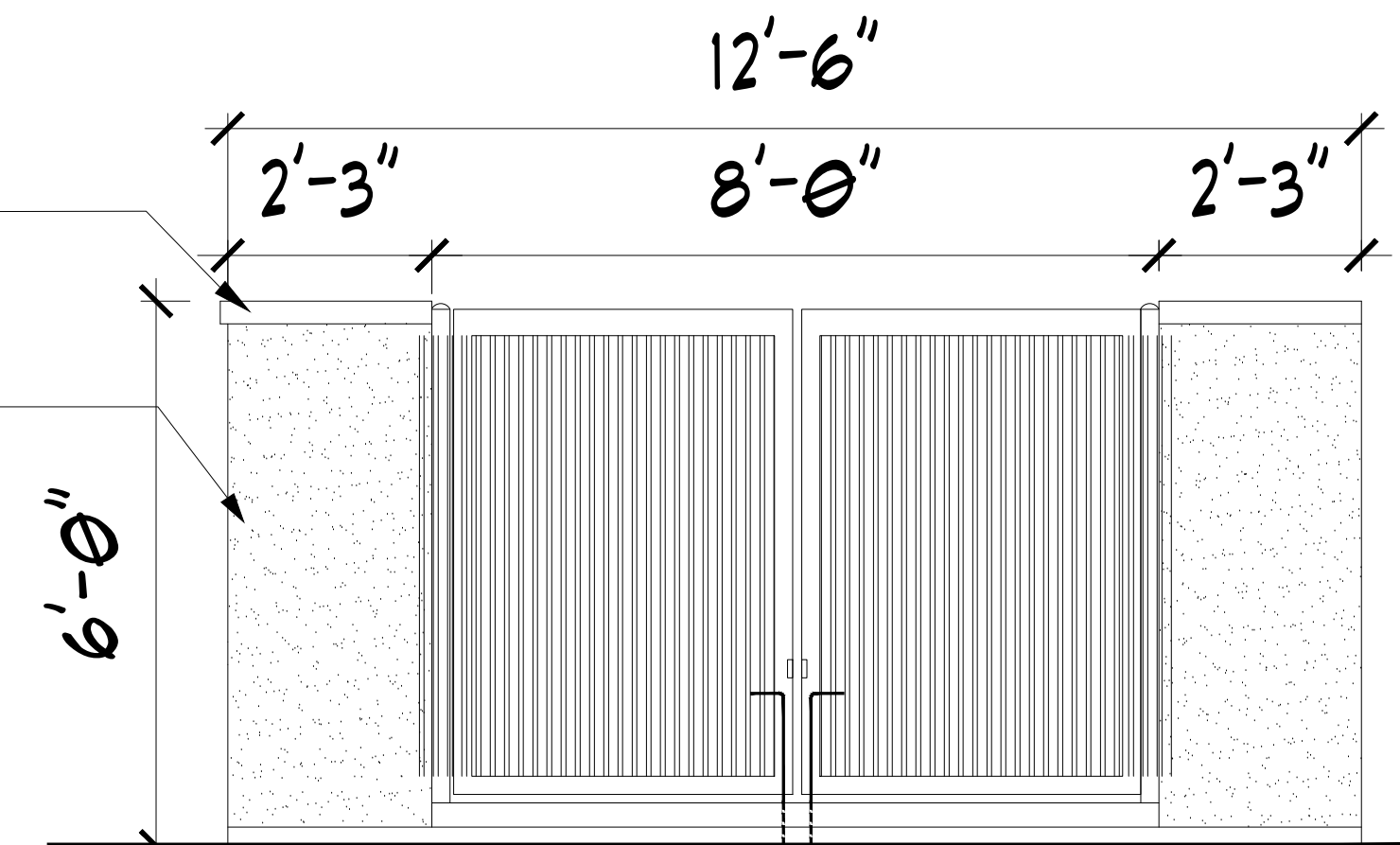




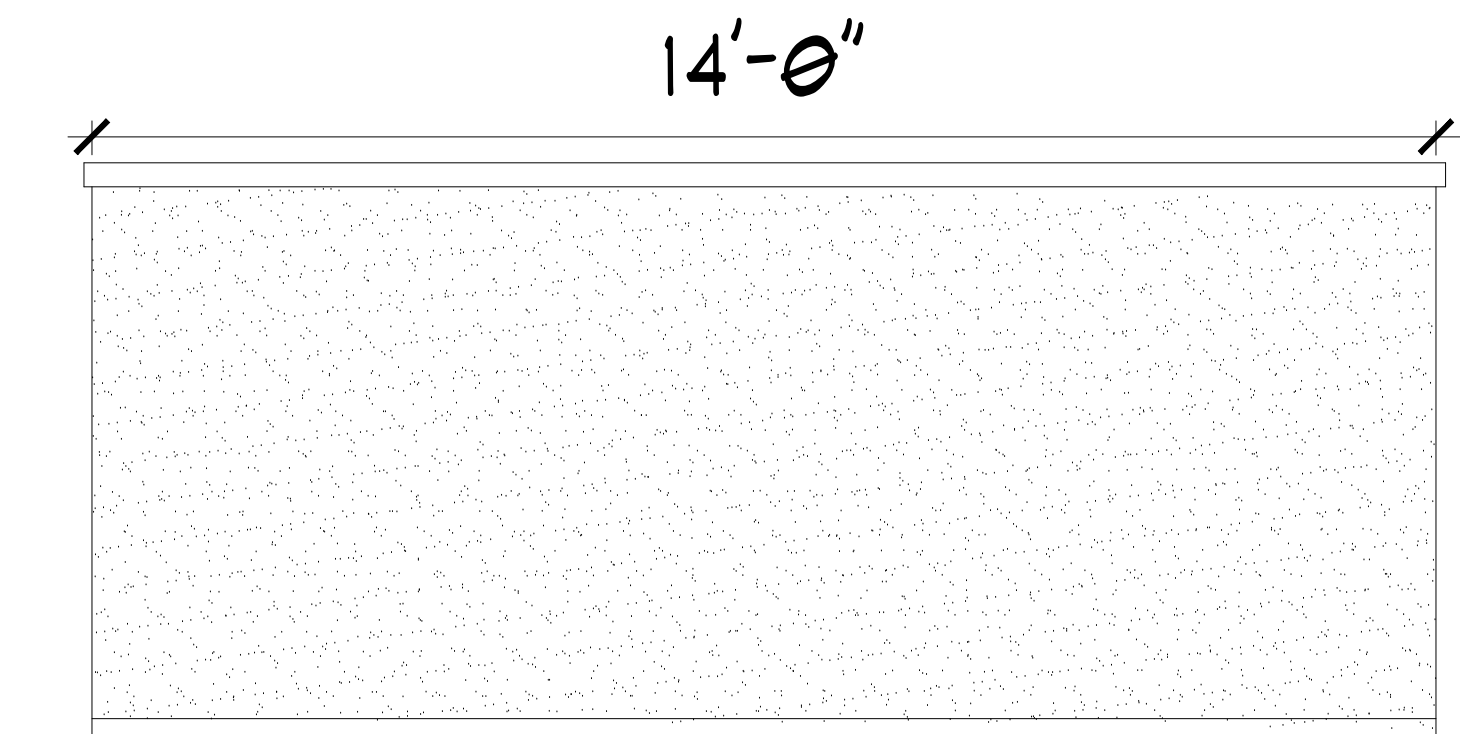
1 GARBAGE ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



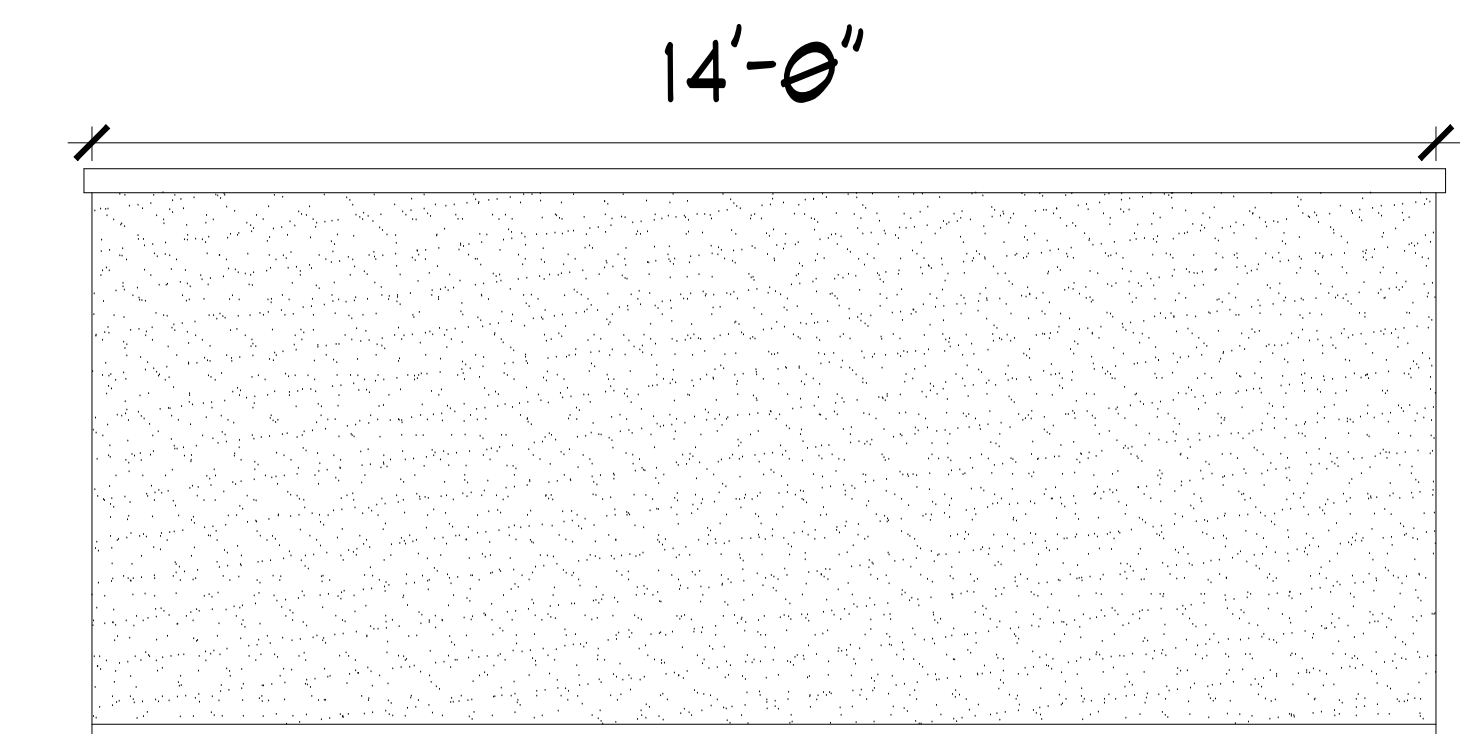
NORTH REAR ELEVATION



SOUTH FRONT ELEVATION



EAST SIDE ELEVATION



WEST SIDE ELEVATION

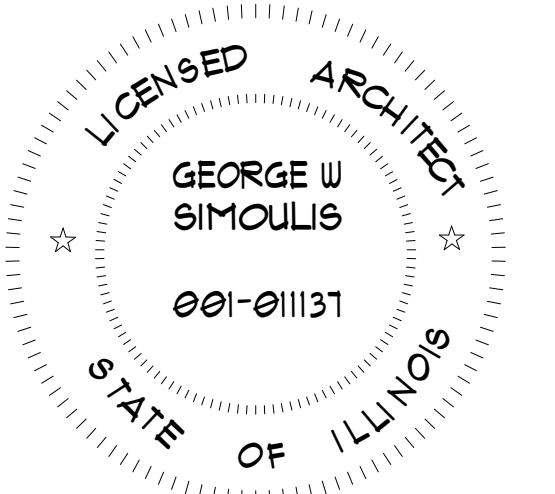
2 GARBAGE ENCLOSURE ELEVATIONS
SCALE: 1/2" = 1'-0"

STUCCO FINISH: PAINTED MINIMUM 5/8" THICK TWO-COAT STUCCO FINISH OVER CONCRETE BLOCK MASONRY WALL (FINISH AND PAINT COLOR MATCH WITH BUILDING COLOR)

METAL COPING

8" CMU BLOCK

6" BUMPER



LOCATION:
855 E ROOSEVELT RD,
LOMBARD, IL 60148

SHEET TITLE
PROPOSED TRASH ENCLOSURE
PLAN & ELEVATIONS

DRAWN BY:	DRAWINGS	DATE:
MNU	REVISIONS PER TEAM	02/28/2022

ARCHITECT
GEORGE SIMOULIS

SCALE:
AS SHOWN

DRG. NO. A-8



ELIMINATE LIGHT

PLAN FOR LIGHTING ZONES SO
UPPER TWO FLOORS CAN BE OFF WHILE
LOWER FLOOR CAN MEET DIMMED
CLOSED HOUR REQUIREMENTS









USMANIA
— PRIME —



USMANIA
PRIME





Daniel Law Office, P.C.

VALET PLAN

Usmania Prime – Site Plan Review – Conditional Uses and Variations
855 East Roosevelt Road, Lombard, Illinois, 60148
Permanent Index Number: 06-21-100-013

INTRODUCTION

Following preliminary review of the application materials submitted for the above-referenced property, referred to as the Subject Property, staff and the Village's traffic consultant participated in a call during which Safa Property, LLC ("Applicant") explained the hours and operational norms intended for the Subject Property. During this call, Applicant noted that its operation intends vastly more kitchen space than is the average in the industry—and it has since provided supplementary floor plans to reflect this. The number of seats available for dining remains the same (with more outdoor seats and more third floor seats) due to some modest shifting of tables as kitchens were planned. Applicant also learned that a valet plan might best lay out the Applicant's use and parking expectations while also providing for plan for valet operations if they were to become necessary. In providing this plan, Applicant understands that valet parking spaces and employee spaces noted herein will not count towards the number of required parking spaces. (Parking variations remain necessary.)

THE PROJECT

Following additional kitchen planning, the floor layout provides for seating as follows:

FLOOR	SEATS	DINING AREA
Cellar	0	0 SF
First	92	1,530 SF
Second	156	2,140 SF
Third (indoor)	72	1,600 SF
Third (outdoor)	28	770 SF
TOTAL	348	5,270 SF - 6,040 SF

Applicant proposes 116 parking spaces for a use with a maximum 348 indoor seats for dining and banquet use (one space for every three indoor seats). Seasonal outdoor dining is limited to 28 seats. Of the 116 parking spaces, seven (7) are designated to employees (3 near the loading area and 4 at the south end of the parking lot). Applicant is confident that 116 parking spaces are sufficient for the use because:

1. Applicant would likely have a peak shift of 22 employees, leaving 94 parking spaces for 348 people;
2. In its Devon Avenue (Chicago) operations with no off-street parking, Applicant currently serves up to 380 at a time and it is expanding to allow more occupancy, but Applicant still plans for primary dining as a priority over banquets in its business plan both downtown and at this location;
3. Applicant routinely and continuously sees families and friends arriving in groups of four or five that traveled together; and
4. Applicant prioritizes restaurant use, allows table settings according to periods and types of demand, and plans off-site employee parking and valet parking (adding capacity for 28-30 vehicles).

The main entrance is situated on the northwest corner of the building which is directly south of the long-planned Roosevelt Road full access driveway. A cross-easement involving the adjacent PepBoys parcel passes along the north elevation of the building, connecting the proposed driveway with the existing PepBoys driveway. The Project respects prior planning for this easement and the valet will not interfere with use of the easement as it is planned for west and southwest of the building.

HOURS OF OPERATION AND PEAK HOURS EXPLANATION

Usmania Prime may start with shorter hours of operation, but since word has circulated some about the project, reviews have led the owner to determine to be open weekdays (Monday through Thursday) between 11:00 AM and 11:30 PM and weekends (Friday through Sunday) between 11:00 AM and 12:00 AM (and, eventually, 1:00 AM), though likely closing earlier on many Sundays. Banquet operations will not have ordinary hours of operation. Usmania's experience is that banquets most often start before or after peak hours for the main dining area. Someone may desire a breakfast time, midday or late afternoon over an evening time, and the owner, like others, is primarily a restaurant.

From a cultural perspective, the peak hours for dining are a bit later, with high traffic during the 8:00 PM and 9:00 PM hours (daily) compared to Institute of Traffic Engineers data reflecting peak hours occur during the 6:00 PM and 7:00 PM hours (high turnover sit-down) or 7:00 PM and 8:00 PM hours (fine dining). Banquet operations will be busiest between 9:30 PM and 12:00 AM with such operations tailing off by 1:00 AM or 2:00 AM. Banquet operations could also occur during the daytime, before and after the restaurant opens. Any banquet facility plans according to capacity to host, so cultural differences do not affect timing of banquets.

Applicant notes that the second floor of the building could also be used for restaurant dining (when smaller tables would be used) and use of the entire floor area is unlikely. If all floors are used for indoor restaurant purposes, 320 seats are available. Seasonally, there will be 28 available seats outdoors. This assumes the full second floor area would be used when, realistically, between seven and fifteen tables would be removed to allow for more spacing in a dining environment rather a banquet setting (a difference of 28-60 seats). Total indoor seating would be 260-292 seats (28 seasonal rooftop seats remain). Using the mean reduction through removal of tables, 116 parking spaces allow a ratio of one parking space for every 2.38 seats—well below customary vehicle occupant rates for this particular type of restaurant. As a result, the planned 116 spaces are sufficient for restaurant operations.

Ordinarily, banquets would only nominally overlap with the tail end of the 8:00 PM hour when a few of the banquet participants arrive early (around 9:00-9:15 PM). The concern for banquets arose in the hypothetical instance that Applicant would allow banquets to entirely overlap with weekend peak dining hours. While there are some slower periods for dining out over the course of a year that this may be feasible, it is difficult to cement these periods in a valet plan or an ordinance due to changing trends in the hospitality industry. Assuming that Applicant would host a banquet during the peak hours and that Applicant would host the full banquet capacity of 156 people at large tables, there would be roughly 22 employees on site and 348 seats (with 14 seasonal rooftop seats).

Applicant has multiple options to manage restaurant operations to plan for fewer available tables on the first and third floors or to plan for a limited banquet size. However, assuming none of these are exercised, the following are worth considering:

1. Applicant can lease at least fifteen (15) parking spaces for employees from the owner of land west of the Subject Property (please see attached authorization correspondence); and
2. Applicant can plan to valet vehicles in the areas shown in the plan attached to this valet plan, adding 13-15 parking spaces.

There is no plan to use PepBoys parking.

CULTURE AND ANTICIPATION OF VEHICLE OCCUPANCIES

This particular segment of the restaurant industry does not serve alcohol, has a dominant family dining presence, and benefits largely from traffic patterns and consolidations of diners or banquet attendees in single vehicles. Vehicle occupancy ratings for banquets will generally be four persons per vehicle since there is a cultural trend that effectively causes all family members to be invited to an event and leads to them traveling together and higher vehicle occupant loads. The same is true with respect to dinners out together. While patrons do choose to dine in a setting other than the family setting, it is not expected to be the most common occurrence at this

location. Parking demand for couples dining without the kids is the same for that particular table and a table for two necessarily reduces seating capacity by four persons. Daytimes may see several instances of lower vehicle occupancies for dining (such as meeting friends or co-workers), but demand for seating during the day will be less than 40% of capacity on a good day.

VALET PLANNING

Applicant attaches a sheet depicting information that would be part of the valet plan submitted to the Village if valet parking proved necessary or advisable. Valet parking and use of employee parking spaces with permission from the westerly owner increases available parking on site by 28-30 spaces. A total of 131 striped spaces and 13-15 valet spaces would be available, and these 146 parking spaces should absorb any flex hour pressure if a full banquet occurs when the restaurant is fully occupied.

The valet service would rely on two code-compliant sandwich signs. The first sign would indicate to entering traffic that the event valet service is available via the west drive aisle. The second sign would identify the drop off space. The 24-foot drop area allows vehicles to stack in the fashion shown with blue arrows while also allowing the handling of a vehicle that inadvertently arrives from the north so that there is no parking congestion. A turnaround area could be established east of the drop off zone if required for the safe backing of vehicles.

As the event progresses, the restaurant would necessarily slow down and resulting open parking spaces would then be filled with vehicles that were dropped. The four employee spaces at the south end would remain used for employee parking. Relocating vehicles in this fashion allows for more efficient exit management.

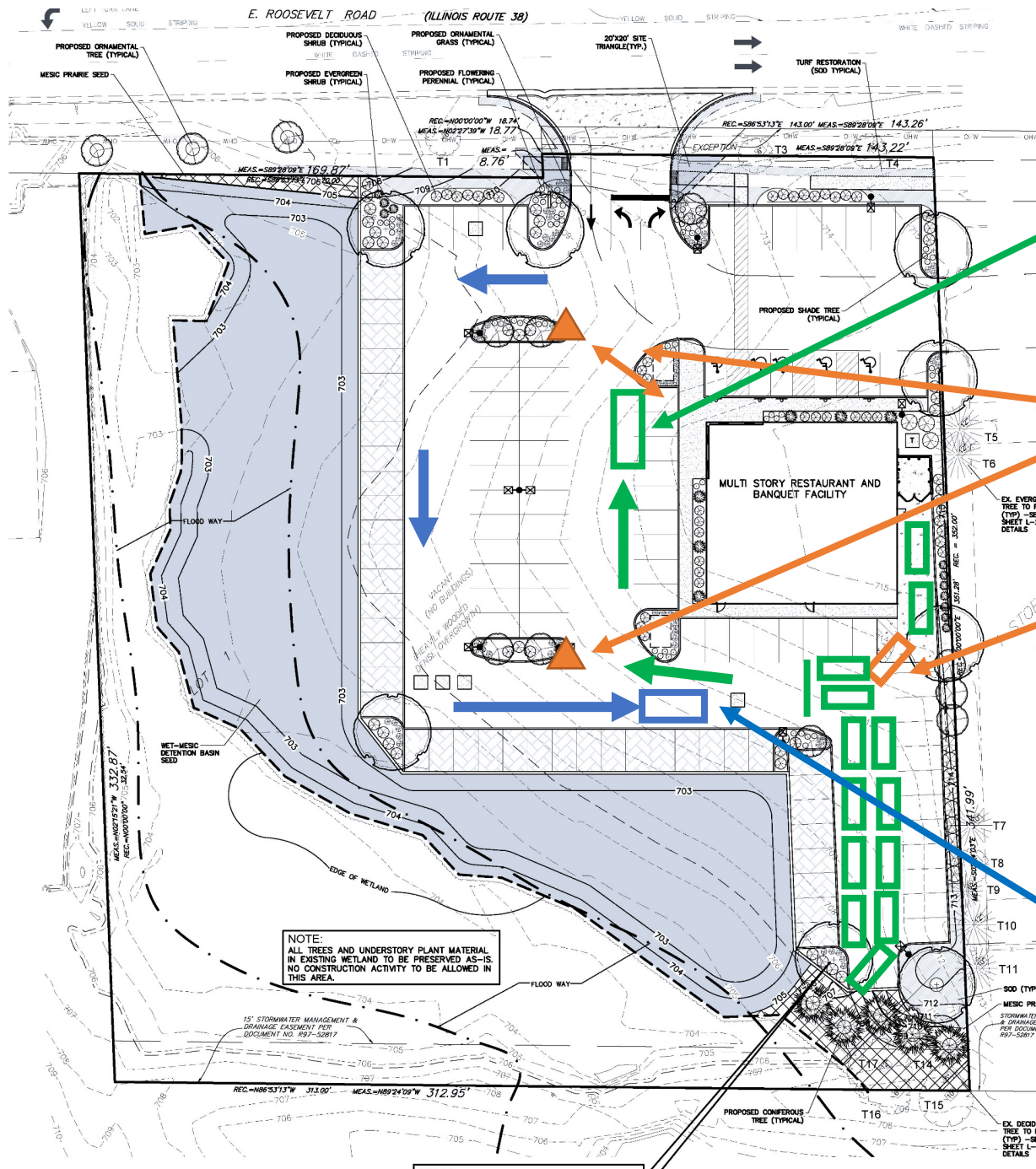
No valet parking other than on the Subject Property is planned or necessary. If a special event were being developed and more parking were needed, the Village has a process for this and the owner would comply and obtain a special event permit. The planned use of 15 parking spaces would serve employees only.

Respectfully submitted,

SAFA PROPERTY, LLC

One of Its Attorneys

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VALET RETRIEVE

VALET DIRECTIONAL SIGNS
(sandwich board, no variations)

VALET BACKING AREA

VALET DROP

Jan 10, 2022

Sam Fakhouri

2300 West Course Dr

Riverwoods IL 60015

To Whom This May Concern -

My name is Sam Fakhouri and I'm the owner and Manager of SJF Properties LLC. This letter is to acknowledge that I agree to allow Safa property LLC located at 848 E Roosevelt St, in Lombard IL to use up to 15 parking spaces on my property adjacent to them for the use of its employees and customers to park in conjunction with the development proposed by Safa LLC to the village of Lombard. If the village has any questions or needs further verification I can be reached on my cell phone at 312-835-3000.

Thank you for your attention to this matter,

A handwritten signature in black ink, appearing to read "Sam Fakhouri", followed by a period.

Sam Fakhouri