



## **Village of Lincolnwood Plan Commission**

*Meeting*  
**Wednesday July 2, 2014**  
**7:00 P.M.**

*in the*  
**Council Chambers Room**  
**Lincolnwood Village Hall - 6900 North Lincoln Avenue**

### **Agenda**

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Hearing: 6530 North Lincoln Avenue – Map Amendment, Special Uses, and Variations**  
**Request:** Map Amendment, Special Uses, and Variations for the Purpose of Constructing a New Bank with a Drive-Through
- 4. Next Meeting**
- 5. Public Comment**
- 6. Adjournment**



## Staff Report Plan Commission July 2, 2014

**Subject Property:**  
6530 North Lincoln Avenue

**Zoning District:**  
B-1 Business/Residential Transition  
And  
M-B Manufacturing/Business District

**Petitioner:**  
Brickyard Bank, Property Owner

**Nature of Request:** Brickyard Bank seeks to demolish the existing structure at 6530 North Lincoln Avenue and construct a new structure for a bank use.



**Requested Action:**

**Map Amendment:**

1. M-B Light Manufacturing/Business to B-1 Business/Residential Transition Area

**Special Use:**

1. Permit Nonconforming Use (Bank) to relocate within B-1 Business/Residential Transition Area; and
2. Drive-Through.

**Variations:**

1. Perimeter Landscape Setback along Southeast Lot Line (Section 6.14);
2. Foundation Plantings (adjacent to Drive-Through) (Section 6.15);
3. Fence Required Along with 10' Build-to-Line (Section 8.13);
4. Permit Commercial Development to Exceed Maximum First Floor Area of 2,500 SF (Section 8.13); and
5. No Residential on Second Floor of Building (Section 8.13).

**Notification:** Notice in Lincolnwood Review dated June 12, 2014, Public Hearing Sign Installed at 6530 North Lincoln Avenue, and Mailed Legal Notices Dated June 11, 2014 to Properties within 250 Feet.

## **Summary of Request**

Brickyard Bank, which is an existing tenant at 6676 North Lincoln Avenue, desires to relocate its banking operations within the Village to property it owns at 6530 North Lincoln Avenue. The Bank's existing leased location at 6676 North Lincoln Avenue is located within the Business/Residential Transitional Overlay area of the Village's B-1 Zoning District. The Bank's proposed location at 6530 North Lincoln Avenue is located in both the Business/Residential Transitional Overlay area of the Village's B-1 Zoning District and the M-B Light-Manufacturing/Business District.

Brickyard Bank is considered a legal nonconforming use at its present location in the B-1 Zoning District. The Zoning Code generally does not allow legally nonconforming uses to relocate. However, as the Commission may recall earlier this year, Brickyard Bank applied for a Text Amendment to modify the Zoning Ordinance to permit established nonconforming banks to relocate within the B-1 Business/Residential Transitional Overlay District subject to Special Use approval. At their June 17<sup>th</sup> meeting, the Village Board adopted an ordinance approving the requested Text Amendment.

Brickyard Bank proposes to demolish the existing vacant building at 6530 North Lincoln Avenue and construct a new bank facility with a single lane drive-through. All bank operations would be relocated to the new facility at 6530 North Lincoln Avenue. Brickyard Bank now seeks the approvals necessary to permit the nonconforming bank to relocate to 6530 North Lincoln Avenue. These approvals include: 1) a Map Amendment; 2) two Special Use approvals; and 3) five Variations.

The Village of Lincolnwood, through Home Rule authority, has created a process in which the Plan Commission considers zoning variations when requested along with Special Use requests. This is intended to streamline the hearing process for the benefit of the applicant.

### **Map Amendment**

The Property at 6530 North Lincoln Avenue is within two different zoning districts. The front portion of the property, along Lincoln Avenue, is within the Business/Residential Transitional Overlay area of the Village's B-1 Zoning District. The rear of the property is within the M-B Light Industrial/Business District. The zoning district line not only bisects the property but also the existing building. The map to the right shows the subject property and the existing zoning districts with the B-1 District shown in red and the M-B District shown in light purple.



As part of the application, Brickyard Bank seeks a Map Amendment to establish the property in one zoning district, the B-1 Business/Residential Transitional Overlay District. This Map Amendment is necessary in order to consider the requested Special Uses to permit the relocation of the existing nonconforming bank and drive-through. In addition, it

is best practice to eliminate the existing condition of one property within multiple zoning districts.

Special Use to Approve Relocation of Existing Bank

As indicated previously, the Zoning Ordinance was recently amended to provide a process for banks to seek approval to relocate within the same overlay district of the B-1 Business District. At the Public Hearings for that Text Amendment, Mimi Sallis, President and CEO of Brickyard Bank, addressed the Plan Commission indicating their desire to stay within the Village at property they previously acquired. Ms. Sallis stated that as part of the relocation, Brickyard Bank would provide larger quarters for its existing staff and a one-lane drive-through.

This is the first Special Use request under the recently approved provision relative to relocating existing nonconforming uses. In order to be eligible to seek a Special Use, the following apply:

- a. The use is a bank, credit union, or savings and loan;
- b. As of January 1, 2014, the use was located within the Business/ Residential Transition Area of the B-1 Traditional Business Zoning District;
- c. The new location is also within the Business/Residential Transition Area of the B-1 Traditional Business Zoning District; and
- d. The bank, credit union, or savings and loan (as the case may be) must have been under continuous ownership by the same entity for at least six months prior to the relocation and must remain under continuous ownership by such entity for at least six months after the relocation.

Brickyard Bank fulfills/meets each of the above criteria and is therefore eligible to seek Special Use approval to relocate to 6530 North Lincoln Avenue.

Special Use to Approve a Facility with a Drive-Through

The Zoning Ordinance requires Special Use approval for all drive-through facilities, regardless of the primary business. Below is a summary of drive-through facilities in the community. As you can see, the majority are associated with banks. Based on staff’s research, all but one bank in the community has a drive-through. Brickyard Bank’s current location is the only bank in Lincolnwood without a drive-through facility. In 2013, the Village approved a Special Use for The Private Bank at 4007 West Touhy Avenue.

<b>Banks With Drive-Throughs</b>	<b>Address</b>
The Private Bank (under construction)	4007 West Touhy Avenue
Republic Bank	4433 West Touhy Avenue
MB Financial	4010 West Touhy Avenue
Bank Financial	3443 West Touhy Avenue
MB Financial	6401 North Lincoln Avenue
Liberty Bank	6666 North Lincoln Avenue
Charter One (US Bank)	6677 North Lincoln Avenue

Other Uses With Drive-Throughs	Address
Walgreens	6770 North Lincoln Avenue
CVS	3950 West Devon Avenue
CVS	7179 North Lincoln Avenue
Jaffa Bagels (Not Opened)	3300 West Devon Avenue

Variations

The Petitioner also seeks certain variations needed in order to redevelop the property. The variations can be grouped into two basic categories: 1) variations relative to landscape standards; and 2) variations relative to the Business/Residential Transition Area Overlay District standards. Below is a summary of the requested variations.

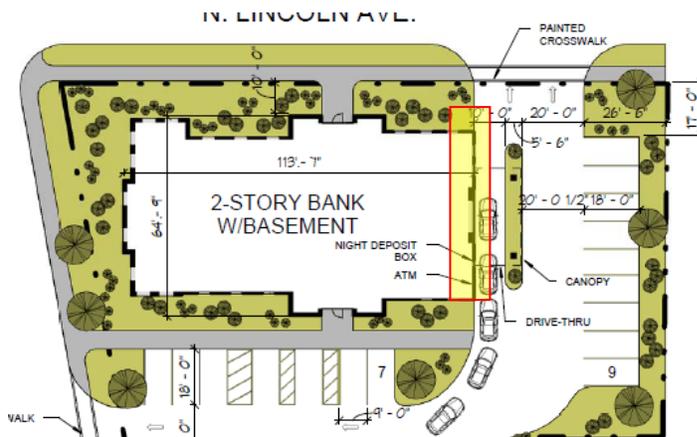
Off-Street Parking Perimeter Landscape Variation: The Petitioner seeks approval to permit the perimeter landscape setback along the southeast interior lot line to be less than the minimum required eight feet. This area is highlighted in the excerpt of the site plan to the right.



The new off-street parking area otherwise complies with the off-street parking requirements including drive aisle width, parking stall dimensions, interior and exterior landscape requirements. At this time, the landscape materials cannot be reviewed and confirmed as no Landscape Plan has been submitted.

Building Landscape Variations: The Petitioner seeks relief from the foundation landscape requirements of the Zoning Ordinance.

The minimum landscape requirements for foundation plantings are six feet in width. Highlighted below on an excerpt of the site plan is the location in which the Petitioner seeks relief. The area is the location of the drive-through which does not eliminate the need for relief. However, this design is found at location of other drive-through facilities in the community.



Wrought Iron Fence Variation

For new construction and development in the B-1 District and the Business/Residential Transition Overlay Area Section 8.13 of the Zoning Ordinance requires that:

*“A build-to-line of 10 feet from the public right-of-way is required along with a wrought iron fence, no more than 4 feet tall, located 5 feet from the public right-of-way.”*

*“A hedgerow should be placed behind the fence on the building side.”*

The Petitioner seeks relief from the requirement to install a wrought iron fence and hedgerow as per Section 8.13. Staff believes the regulation is primarily intended to apply to residential development; however, as written, the standard applies to all new construction and development. The installation of a fence as part of this use in the required location may be incongruous. The applicant has indicated that the required fence would not be appropriate for the design and/or use of the building.

#### Maximum Ground Floor Commercial Floor Area

The Zoning Ordinance establishes a maximum ground floor commercial floor area within the B-1 Business/Residential Transition Overlay District. Section 8.13 limits commercial uses to the ground floor and to not exceed 2,500-square feet in gross floor area. The total calculated floor area of the proposed bank is approximately 19,300-square feet. Within this overlay district, staff is unaware of any similar requests for relief. Such a limitation on maximum ground floor area per commercial use was likely intended to apply to multi-tenant buildings. A stand-alone commercial bank with a drive-through is extremely unlikely to be fully operational within 2,500-square feet of gross floor area.

#### Upper Floor Residential Variation

Within the B-1 Business/Residential Transition Overlay District the Zoning Ordinance regulates the use of upper floor of new construction and development. Brickyard Bank proposes a two-story commercial bank which as per Section 8.13, the upper floor would be restricted to residential uses. Brickyard Bank has previously testified that the purpose of the development is to provide larger quarters for its existing staff and a one-lane drive-through. Brickyard Bank does not intend to construct a mixed use development at the subject property and therefore requests relief from the requirement of upper floor residential.

#### Conclusion

Brickyard Bank seeks certain approvals to relocate its banking operations within the Village to property it owns at 6530 North Lincoln Avenue. The Bank's currently leases its location at 6676 North Lincoln Avenue. In order to relocate their facility, Brickyard Bank requires the following:

##### **Map Amendment:**

1. M-B Light Manufacturing/Business to B-1 Business/Residential Transition Area

##### **Special Uses:**

1. Permit Nonconforming Use (Bank) to relocate within B-1 Business/Residential Transition Area; and
2. Drive-Through.

##### **Variations:**

1. Perimeter Landscape Setback along Southeast Lot Line (Section 6.14);
2. Foundation Plantings (adjacent to Drive-Through) (Section 6.15);
3. Fence Required along with 10' Build-to-line (Section 8.13);
4. Permit Commercial Development to Exceed Maximum First Floor Area of 2,500 SF (Section 8.13); and
5. No Residential on Second Floor of Building (Section 8.13).

Staff convened the Development Review Team on June 11, 2014 and attached is the report from that review. Included in this document are review comments from each participating department representative. A summary of the review comments and recommendations are found on page 2 of the document. No inquiries from the public were received relative to this request.

### **Documents Attached**

1. Development Review Team Report – Review Date: June 11, 2014
2. Public Hearing Application Packet
  - a. Public Hearing Map Amendment, Special Use and Variation Application
  - b. Plat of Survey
  - c. Proof of Ownership
  - d. Proposed Plans by Myefski Architects
    - i. Rendering of Proposed Building
    - ii. Site Plan
    - iii. Lower Floor Plan
    - iv. First Floor Plan
    - v. Second Floor Plan
    - vi. Building Elevations
    - vii. Building Rendering Perspective from Lincoln Avenue
    - viii. Applicant Submitted Photographs



## Summary

### Development Review Team Review

# **Proposed New Brickyard Bank Facility 6530 Lincoln Avenue**

Plan Documents dated June 2, 2014

Review Date: June 11, 2014

### **Nature of Proposal**

Brickyard Bank proposes to demolish the existing vacant building located at 6530 Lincoln Avenue and to construct a new bank facility with a single lane drive-thru at this location. The bank current operations at 6676 Lincoln Avenue would be relocated to this new building.

### **Approvals Needed**

The following Village approvals are needed based on the plans submitted:

- 1) Map Amendment to change zoning district from MB to B1 Business/Residential Transition Area.
- 2) Special Use to permit non-conforming bank to relocate within B1 Business/Residential Transition Area.
- 3) Special Use for drive-through.
- 4) Variations for/concerning:
  - a. No residential on 2<sup>nd</sup> floor;
  - b. Perimeter landscape setback along southeast lot line;
  - c. Building foundation plantings;
  - d. Lack of fence between property line and 10 foot build-to line; and
  - e. To allow commercial use to exceed 2,500 square feet.

Compliance with the MWRD Watershed Management Ordinance is required.

### **Additional Documents/Reports Needed**

- Landscape Plan; and
- Traffic/Parking Study.

## Summary of Site Plan Comments & Recommendations

*(Attached are specific and more detailed comments from each reviewing department)*

Consistent with the Lincoln Avenue Plan, the submitted site plan removes a number of existing curb cuts and situates the proposed new building toward Lincoln Avenue.

Two separate curb cuts onto Arthur are proposed. Staff recommends combining these Arthur ingress/egress locations and eliminating one of these proposed curb cuts.

The proposed width of the Lincoln Avenue exit is of concern. Staff recommends reducing the exit width to allow for only a single vehicle. Staff also suggests that parking shown to the south of the proposed drive-thru, be reconfigured for angled parking, with a one-way drive aisle toward the exit. Such a reconfiguration could provide further opportunities for site landscaping.

Add stop signs and stop bar notations to all exit points shown on the site plan. Add a notation for a right turn only sign at the exit onto Lincoln Avenue.

A traffic study is recommended to evaluate stacking and turning movements to/ from the facility.

Staff recommends extension to the south/west of the separation/landscape area located between the drive thru and parking and drive lane area.

Staff recommends adding benches/flower pots to the entrance areas of the building.

A photometric site lighting plan will be required as part of the building permit review .

Identify in plans the location of proposed water and sewer connections, and the location of streetlights and fire hydrants.

Public Works reports that existing conditions vary for the public sidewalk surrounding this site. The public sidewalk on Arthur is recommended to be fully replaced with a 5 foot wide sidewalk and connected to the existing sidewalk. The existing public sidewalk along Hamlin Avenue is currently a carriage sidewalk and staff recommends that it be eliminated altogether and a new 5 foot wide sidewalk be installed in the parkway at the property line. Additional portions of sidewalk are also recommended to be replaced (see attached for further details).

### **Recommended Conditions**

Prior to issuance of the Certificate of Occupancy, the applicant shall submit and the Police Chief shall approve a Security Plan.

### **Possible Conditions**

The parking to the south of the drive-through shall be limited to employee only parking. Signage shall be installed to identify this area as employee only.



## Development Review Team Worksheet Community Development

**Subject Property:** 6530 N Lincoln Ave

**Zoning District:** B1  
Business/Residential Transition  
And  
MB Manufacturing/Business District

**Applicant:** Brickyard Bank

**Document Reviewed Information:**  
Document Prepared by Myfeski Architects  
Dated June 2, 2014



**Nature of Request:**

Brickyard Bank seeks to demolish the existing structure at 6530 North Lincoln Avenue and construct a new structure for a bank use.

**Approvals Needed:**

**Map Amendment:** MB to B1 Business/Residential Transition Area

**Special Use:**

1. Permit Non-conforming Use Bank to relocate within B1 Business/Residential Transition Area Special Use
2. Drive-Through

**Variations:**

1. No Residential on Second Floor of Building (Section 8.13),
2. Perimeter Landscape Setback along Southeast Lot Line,
3. Foundation Plantings (adjacent to Drive-Through) (Section 6.15),
4. Fence Required along with 10' Build-to-line (Section 8.13)
5. Permit Commercial Development to Exceed Maximum First Floor Area of 2,500 SF (Section 8.13)

**Consistency with Comprehensive Plan:**

Building orientation is consistent with the objective of Comprehensive Plan to create a pedestrian friendly environment. The drive-through however, may not be viewed as consistent to the pedestrian friendly environment as the use is in part dedicated to users in vehicles.

**Plan Comments:**

- Recommend extending drive-through landscape separation south.
- Recommend combining two curb cuts on Arthur Avenue into a single curb cut.
- Consider redesign of exit onto Lincoln Avenue. Wide curb cut with convergence of drive-

- through vehicles and parking lot vehicles could create issue/confusion.
- Exit onto Lincoln Avenue should be reviewed to not invite traffic from Lincoln Avenue to enter.

**Additional Documents Required:**

- Landscape Plan

**ZONING CALCULATIONS**

TOTAL LOT AREA: 44,863  
 BUILDING AREA: 19,296 SF

	<u>MAX. PERMITTED</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
<b>TOTAL LOT COVERAGE:</b>	SF	SF	
<b>MINIMUM LOT AREA:</b>	NA	NA	NA
<b>FLOOR AREA RATIO:</b>	NA	NA	NA
<b>BUILDING HEIGHT:</b>	38 feet/3 stories	36 FT	NO

Notes: None

**ZONING SETBACKS**

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
<b>Front yard setback:</b>	NA	NA	NA	NA
<b>Minimum Build-To-Line</b>	10 FT.	NA		*See Note Below
<b>Interior side yard setback:</b>	NA	NA	37'	No
<b>Corner side yard setback:</b>	10 Ft.	NA	10 Ft.	No
<b>Rear yard setback:</b>	10 Ft.	NA	Ft.	No

Notes: \*A Build-to-line of 10 feet from public ROW is required along with a wrought iron fence, no more than 4 feet tall, located 5 feet from the public right-of-way.

**OFF-STREET PARKING REQUIREMENTS**

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIATION REQUIRED</u>
<b>Number of Spaces:</b>	4/1,000SF = 50*	NA	61	No
<b>Number of Handicap Spaces:</b>	2	NA	3	No
<b>Size of Spaces:</b>	9' X 18'	NA	9' x 18'	No
<b>Driveway Dimension:</b>			14'-24'	No
<b>Drive Aisle Dimension:</b>	24'	NA	24'	No

\* Notes: The following areas are excluded from Off-Street Parking calculations:

Areas used for accessory off-street parking facilities:

- The horizontal areas of the basement and cellar floors that are devoted exclusively to uses accessory to the operation of the building
- Restrooms
- Locker rooms for employees
- Hallways
- Stairways
- Elevator shafts
- Equipment areas: including mechanical, telephone and electrical equipment

**MINIMUM LANDSCAPE REQUIREMENTS**

**PERIMETER LOT SCREENING**

	<b><u>REQUIRED</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>VARIATION REQUIRED</u></b>
Setback width:	8 feet (no overhang)		4.6'	Yes – Along Southeast Lot Line All other Comply
Screening:	continuous 3 feet	NA	Not Shown	Unknown
Concrete curb separation:	6 inch required	NA	Not Shown	Must Comply

**Notes:** Variation Needed: Setback Width Does Not Comply Along Southeast Lot Line. No Landscape Plan Submitted.

**INTERIOR LOT LANDSCAPING**

	<b><u>REQUIRED</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>VARIATION REQUIRED</u></b>
End Cap Islands Provided:	ends of parking row	NA	Shown	None
Interior Islands Provided:	every 20 Spaces	NA	NA	None
Size of Islands:	9X20 feet	NA	Shown	None
Island Trees:	1 per island	NA	Not Shown	Must Comply
Size of Island Trees:	2 1/2 caliper	NA	Not Shown	Must Comply
Non-parking areas 50+ s.f.:	pervious/vegetative	NA	Shown	None
Island Topsoil Depth:	3 feet depth	NA	Not Shown	Must Comply

**Notes:** No Landscape Plan Submitted. Substantial Compliance Determined via Site Plan Dated June 2, 2014

**FOUNDATION PLANTING REQUIREMENTS**

	<b><u>REQUIRED</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>VARIATION REQUIRED</u></b>
Setback Width:	6 feet front and sides of bldg.	NA	Not in Area of Drive-Through	YES
Concrete Curb:	6 inch required	NA	Not Shown	Must Comply

**Notes:** Variation Needed: Area along drive-through does not include foundation planting

**LANDSCAPE SCREENING REQUIREMENTS BETWEEN ZONING DISTRICTS**

	<b><u>REQUIRED</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>VARIATION REQUIRED</u></b>
Setback Width:	10 feet along property line (5 feet with wall)	NA	NA	NA
Screening Height:	6 ft. vegetative or 8 ft. wall	NA	NA	NA

**Notes:** None

**PARKWAY LANDSCAPING REQUIREMENTS**

	<b><u>REQUIRED</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>VARIATION REQUIRED</u></b>
Parkway Plantings:	Sod or Vegetative Ground Cover	NA	Grass	No

Impervious Material In Parkway:	All impervious material prohibited	NA	Only Driveway Access	No
Structure/Obstructions In Parkway:	No structures or obstruction may be erected	NA	Only Driveway Access	No
Parkway Trees:	One parkway tree for each 25 lineal feet	NA	None Shown	Must Comply
Public Sidewalks:	A 4-foot public sidewalk in B1, B2 & M Districts	??	No Change	No

**Notes:** Parkway Trees Not Shown.

**DESIGN REQUIREMENTS**

Complies with Building Material Design Requirements. No Variation Needed.

REVIEWED BY: Aaron N. Cook, AICP

DATE: June 9, 2014



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## MEMORANDUM

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**TO:** Development Review Team

**FROM:** Ashley Engelmann, Assistant to the Public Works Director

**DATE:** June 17, 2014

**SUBJECT:** 6530 Lincoln

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The Public Works Department has reviewed the information submitted for 6530 Lincoln. The following comments are made for your consideration:

### **Trees**

Trees should be planted every 40 feet per the Village Code. Species should be selected in consultation with the Village Arborist. All removals and plantings should be indicated on the site plan.

### **Sidewalk**

The plan does not indicate that any sidewalk will be added or removed.

- The condition of the sidewalk around various locations of the property warrants replacement.
- The sidewalk on Arthur should be replaced and increased to a 5 foot width. It should connect with the existing sidewalk to the east that is currently 5 foot wide.
- The sidewalk on Hamlin should be replaced and increased to a 5 foot wide width.
- All sidewalks must follow ADA requirements.

### **Stormwater Ordinance**

- All requirements of the Village's Stormwater Ordinance must be followed per the Village Engineer's comments

### **Water and Sewer**

- The plan needs to indicate where the water and sewer connections will occur

### **General Comments**

- Existing hydrants and street lights should be shown on the plan
- A detailed landscape plan needs to be provided



## MEMORANDUM

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**TO:** Development Review Team  
**FROM:** Jim Johnson, Village Engineer  
**DATE:** June 11, 2014  
**SUBJECT:** Brickyard Bank (6530 Lincoln)

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As requested, I reviewed the proposed plans for Brickyard Bank at 6530 Lincoln, and offer the following comments:

1. Traffic
  - a. The exit on Lincoln Avenue needs to be signed "Right Turn Only". Any work on Lincoln will require an IDOT permit.
  - b. The applicant should provide a traffic/parking study.
2. Stormwater
  - a. The applicant must comply with the MWRD Watershed Management Ordinance.

If you have questions or need additional information, please call me at (847) 745-4835 or send an e-mail to [jjohnson@lwd.org](mailto:jjohnson@lwd.org).



**MEMORANDUM To:**  
**Project:**

**Tim Clarke, Village of Lincolnwood**  
**Brickyard Bank**

6530 N. Lincoln Ave.  
Lincolnwood, Illinois  
Myefski Architects

**Date Prepared:**  
**Prepared by:**

June 9, 2014  
Jim Gamble  
Land Design Collaborative, Inc.

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### **Introduction**

The following review and comments are based on the proposed Site Plan dated June 2, 2014 the submittal did not include a Landscape Plan, Irrigation Plan or landscape cost. These review comments are limited to this plan submittal because no other landscape plans were provided.

#### **Observations referenced by Ordinance Section:**

6.12 Landscape Plans Required – Not Provided

6.13 Design Planning and Preservation Criteria – Not Provided

6.14 Minimum Landscape Requirements for Off-Street Parking

- (1) Perimeter Screening Required: Site Plan Dimensions shown appear adequate except along east side of rear parking lot where 4'-6" is indicated.
- (2) Interior Landscape Requirements: Site Plan Dimensions shown appear adequate.

6.15 Minimum Landscape Requirements for Foundation Plantings – Not Provided

6.17 Miscellaneous Landscape Requirements – Not provided, parkway street trees along Lincoln Avenue not indicated.

### **Summary**

We will review the Landscape Plan when it's provided. Thank you for the opportunity to share these comments.

3207 Central Street  
Evanston, IL 60201

847/441-2800  
office

847/441-2822  
fax





# LINCOLNWOOD POLICE DEPARTMENT

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## INTER-OFFICE MEMO

Robert LaMantia  
Chief of Police

To: Mr. Tim Clarke, Community Development Director

From: Lieutenant Randall Rathmell # 243

Date: June 8, 2014

Subject: Brickyard Bank Development 6530 N. Lincoln Avenue

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Staff reviewed the proposed new bank building on the property located at the southeast corner of Lincoln and Hamlin Avenues. The following recommendations were prepared and submitted as written review comments for the conceptual site and landscape plan submission development at 6530 N. Lincoln Avenue.

### **Parking**

Examination of the proposed parking plan depicts parking stalls in excess of approximately 50 spaces, including those designated as handicapped spaces. Adequate on-site parking to accommodate employees and customers as well as the disabled appears to be sufficient.

### **Traffic Safety**

Place stop signs at the exit driveways from the parking lot and drive through onto Lincoln, Hamlin and Arthur.

Driving lanes for the entrance and exit traffic should be designated there along with appropriate painted pedestrian crosswalks which are already indicated on the plans.

Place a "No Left Turn" sign at the drive through exit to southbound Lincoln.

Conduct a traffic study to evaluate the impact of the facility for traffic regarding turning movements of vehicles entering and exiting the property.

### **Lighting**

Provide sufficient on-site exterior lighting which is an important security consideration as a crime prevention tool in order to safeguard parked vehicles and pedestrians while reducing the potential for criminal damage and vandalism on the property.

No exterior lighting currently exists on the property. Building entrances should be illuminated after dark and provide a clear line of sight from both inside and outside.

## **Pedestrian Safety**

Safe designated sidewalks appear to be provided around the perimeter of the bank building and the development site itself.

Coordinate appropriate public sidewalks, pedestrian crosswalks and unobstructed lines of sight on both streets due to increased pedestrian and vehicular traffic near the property.

Both walkways bordering the building, lead onto the drive through lanes. Those areas should be clearly designated on the plan to prevent any possible pedestrian safety issues.

## **Natural Surveillance**

Eliminate any visual obstacles which may provide concealment for possible offenders.

This includes keeping trees and shrubbery trimmed to approximately 2 ½ feet high, in particular around windows in order not to impede the view for employees, the public and the police.

Any signs displayed on windows inside the bank should be removed to improve lines of sight.

## **Access Control**

Landscaping as a design element along the perimeter of the property serves to deter criminal activity or illegal entry. It creates a sense of ownership and establishes the property line boundaries serving to define the scope of the property.

## **Territorial Reinforcement**

Ensure that receptionists, employees and tellers have clear sightlines to all entrances, as well as the ability to quickly and discreetly call for help. Panic alarm buttons should be utilized for this purpose.

Security signage shall be clearly visible at all entrances.

Implement a visitor badging system and make sure that all visitors are properly escorted.

## **Security**

Provide a security plan which includes the installation of alarms, cameras, sensor lights and intrusion detectors made visible to potential offenders, will deter Robbery, Theft and Burglary while assisting in any criminal investigation.

Position exterior video surveillance cameras in the drive through and parking lot as well as inside the bank building to help law enforcement investigate additional offenses such as Burglary From Motor Vehicle, Internal Theft and various Financial Crimes which may occur on the site.

Surveillance DVD recordings should have the capacity to be played on any computer.

**Summary**

The remainder of the developer's plan should not impact public safety, traffic, line of sight, access to emergency vehicles, pedestrian traffic, police service or the neighborhood.

Thank you for your consideration on this matter.



# LINCOLNWOOD FIRE DEPARTMENT

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6900 N. LINCOLN AVENUE – LINCOLNWOOD, ILLINOIS - 60712

PHONE: 847-673-1545 FAX: 847-673-7456

Lt. Clyde G. Heineman  
Fire Prevention Bureau  
*cheineman@lwd.org*

To: Developmental Plan review Team Members

From: Lt. Clyde Heineman

Date: 6-11-2014

## Developmental Plan Review

Address: 6530 N. Lincoln Avenue

Business Name: Brickyard Bank

Date Plans Received: 6-3-2014

Date Plan Reviewed: 6-11-2014

Building Square Footage: 19,296 Sq. Ft.

Proposed Occupancy Load: 166

Comments:

1. All plans will be reviewed to the currently adopted versions of the NFPA code set including, *but not limited to* NFPA 1 Fire Code 2009 Edition, NFPA 13 Standard for the Installation of Sprinkler Systems 2010 Edition, NFPA 70 National Electrical Code® 2011 Edition, NFPA 72 National Fire Alarm and Signaling Code 2010 Edition, NFPA 80 Standard for Fire Doors and Other Opening Protectives 2010 Edition, NFPA 101®*Life Safety Code*® 2012 Edition, NFPA 110 Standard for Emergency and Standby Power Systems 2010 Edition, as well as the 2006 International Fire Code.
  2. A NFPA 13 compliant sprinkler system shall be installed throughout.
  3. Fire Department Connection location to be within 100' of a fire hydrant. Fire Department Connection location to be determined in conjunction with the Fire Prevention Bureau, the sprinkler contractor and the plan reviewer prior to final design.
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4. A complete fire alarm system compliant with NFPA 72® National Fire Alarm & Signaling Code shall be provided as required by NFPA 101® *Life Safety Code*®.
  5. The fire alarm system is required to be connected to the fire department dispatch center by way of the Village of Lincoln fire alarm radio network. The fire alarm contractor will be required to coordinate with the Village of Lincoln for installation of the radio by the Village's radio contractor at the completion of the alarm systems installation.
  6. The installation of a Knox Box® (Key Box) at the entrance chosen by the fire department will be required.
  7. Water supply for fire suppression by the existing water mains and hydrants should be adequate.
  8. Access on all sides for fire vehicles appears to be adequate
-



### SUBJECT PROPERTY

Property Address: 6530 N. Lincoln Ave., Lincolnwood, IL 60712

Permanent Real Estate Index Number(s): 10-35-326-001-0000, 10-35-326-002-0000, 10-35-326-003-0000

Zoning District B-1 Lot Area: 44,863 s.f., 1.03 acres

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

There is an existing warehouse building which is a two story 18,000 s.f. brick building. Additionally, the site contains a parking lot.

Are there existing development restrictions affecting the property?      Yes      No  
(Examples: *previous variations, conditions, easements, covenants*)

If yes, describe: \_\_\_\_\_

### REQUESTED ACTION

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Special Use - Non-Residential | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input type="checkbox"/> Special Use - Residential                | <input type="checkbox"/> Other                          |

### PROJECT DESCRIPTION

Describe the Request and Project: Brickyard Bank would like to relocate their existing retail bank & corporate offices to a new building located at 6530 N. Lincoln Ave. This new building will have a single lane drive through.

### PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): Brickyard Bank

Address: 6676 N. Lincoln Ave., Lincolnwood, IL 60712

Telephone: ( 847 ) 679-2265 Fax: ( 847 ) 679-9077 E-mail Address: msallis@brickyardbank.net

Petitioner (if different from owner):

Name: \_\_\_\_\_ Relationship to Property: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax: ( \_\_\_\_\_ ) \_\_\_\_\_ E-mail Address: \_\_\_\_\_

## REQUIRED ATTACHMENTS \*

Check all documents that are attached:

Plat of Survey	<u>  x  </u>
Site Plan	<u>  x  </u>
Proof of Ownership	<u>  x  </u>
Floor Plans	<u>  x  </u>
Elevations	<u>  x  </u>
Applicable Zoning Worksheet	<u>  x  </u>
Photos of the property	<u>  x  </u>
PDF files of all drawings	<u>  x  </u>

### For Office Use Only

Fee: \_\_\_\_\_ Deposit: \_\_\_\_\_

Date Received: \_\_\_\_\_

Checked By: \_\_\_\_\_

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*\*The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

## COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name:   Mimi Sallis    
Address:   6676 N. Lincoln Ave.    
City, State:   Lincolnwood, IL 60712  

## ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER

Brickyard Bank

Mimi Sallis 6/2/14  
Signature President Date

Mimi Sallis

PRINT NAME

PETITIONER (If different than property owner)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
PRINT NAME



# VILLAGE OF LINCOLNWOOD

## COMMUNITY DEVELOPMENT DEPARTMENT

### SPECIAL USE STANDARDS

To be approved, each special use request must meet certain specific standards. These three standards are listed below. After each listed standard, explain how the special use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the use is necessary for the public convenience at this location, and the subject property is deemed suitable for the use. (Please explain in detail)

A drive through lane will allow the public to access a teller and an atm without the inconvenience of parking, getting out of their car, and entering the bank. This is customary for retail banks and expected by bank customers.

2. Please explain how the use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.

The drive through is to be located on the south east side of the proposed building. This location allows the waiting cars to stack in the newly redesigned parking lot. The space provided will keep the disruption to automobile and pedestrian traffic to a minimum.

3. Please explain how this use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

The new building and parking will provide a significant improvement to the neighborhood. It replaces a large and non-descript warehouse building which has minimal positive impact to the neighborhood. The new building will improve the aesthetics of the neighborhood.

4. The special use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

The proposed drive through lane will not cause substantial injury to the value of the other properties in the neighborhood.

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5. The special use is consistent with the goals and policies of the Comprehensive Plan.

The proposed special-use will not negatively impact traffic patterns and will improve off street parking.

This is consistent with the goals and policies of the Comprehensive Plan.

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# VILLAGE OF LINCOLNWOOD

## COMMUNITY DEVELOPMENT DEPARTMENT

### PUBLIC HEARING FEES & DEPOSITS SCHEDULE

#### Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 2 to 5 acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 20 acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

#### Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

\* Hearing fees are non-refundable.

\*\* Hearing Deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the public hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.



**SUBJECT PROPERTY**

Property Address: 6530 N. Lincoln Ave., Lincolnwood, IL 60712

Permanent Real Estate Index Number(s): 10-35-326-001-0000, 10-35-326-002-0000, 10-35-326-003-0000

Zoning District B-1 Lot Area: 44,8630 s.f., 1.03 acres

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

There is an existing warehouse building which is a two story 18,000 s.f. brick building. Additionally, the site contains a parking lot.

Are there existing development restrictions affecting the property?      Yes      No  
(Examples: previous variations, conditions, easements, covenants)

If yes, describe: \_\_\_\_\_

**REQUESTED ACTION**

- |  |  |
|--|--|
| <input type="checkbox"/> Variation - Residential                 | <input type="checkbox"/> Variation - Signs/Special Signs |
| <input checked="" type="checkbox"/> Variation - Non-Residential  | <input type="checkbox"/> Minor Variation                 |
| <input type="checkbox"/> Variation - Off-Street Parking          | <input type="checkbox"/> Other                           |
| <input checked="" type="checkbox"/> Variation - Design Standards |  |

**PROJECT DESCRIPTION**

Describe the Request and Project: Brickyard Bank would like to relocate their existing retail bank & corporate offices to a new two story building. This building will have a masonry brick and metal panel facade.

**PROPERTY OWNER/PETITIONER INFORMATION**

Property Owner(s):

Name: (List all beneficiaries if Trust): Brickyard Bank

Address: 6676 N. Lincoln Ave., Lincolnwood, IL 60712

Telephone: ( 847 ) 679-2265 Fax: ( 847 ) 679-9077 E-mail Address: msallis@brickyardbank.net

Petitioner (if different from owner):

Name: \_\_\_\_\_ Relationship to Property: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax: ( \_\_\_\_\_ ) \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**REQUIRED ATTACHMENTS \***

Check all documents that are attached:

- Plat of Survey     x
- Site Plan     x
- Proof of Ownership     x
- Floor Plans     x
- Elevations     x
- Applicable Zoning Worksheet     x
- Photos of the property     x
- PDF files of all drawings     x

**For Office Use Only**

Fee: \_\_\_\_\_ Deposit: \_\_\_\_\_

Date Received: \_\_\_\_\_

Checked By: \_\_\_\_\_

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*\*The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

**COST REIMBURSEMENT REQUIREMENT**

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred, to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name:     Mimi Sallis    

Address:     6676 N. Lincoln ave.    

City, State:     Lincolnwood, IL 60712    

**ATTESTMENT AND SIGNATURE**

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER

Brickyard Bank

Mimi Sallis 6/2/14

Signature President Date

Mimi Sallis

PRINT NAME

PETITIONER (If different than property owner)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
PRINT NAME



# VILLAGE OF LINCOLNWOOD

## COMMUNITY DEVELOPMENT DEPARTMENT

### VARIATION STANDARDS

To be approved, each variation request must meet certain specific standards. These eight standards are listed below. After each listed standard, explain how your variation request satisfies the listed standard. Use additional paper if necessary.

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

The requested variation is consistent with the intent of the zoning ordinance and comprehensive plan by encouraging business and reducing neighborhood disturbance. This project intends to take an existing warehouse building that is not consistent with the zoning ordinance and improve the property. The current building is not consistent with the Lincoln Avenue Overlay District's required build to line: Zoning Ordinance's landscape buffer zone; and by use. The propose building will be consistent with the Zoning Ordinance in these respects.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

During the design process, the owner and architects explored many one-story plan layouts. Based on the unusual shape of the lot, it was not possible to meet the owner's program requirements and meet the parking requirements without adding a second floor and utilized it as a commercial space.

3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.

The needs of this irregular site are singular in nature and do not apply to other properties in this Zoning District.

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

The variation is to allow the new building to satisfy the needs of the owner while simultaneously meeting the intent of the Zoning Ordinance and the Lincoln Avenue Overlay District in the least disruptive manner. The variations are not for the purpose of increasing the value of the property.

## VARIATION STANDARDS (continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The hardship relates to the irregular shape of the property and is not caused by the current owners.

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6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The variation will allow proper off-street parking and adequate landscaping features. This will substantially improve the neighborhood.

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7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

Several layout options were explored and the current plan is the most consistent with the Zoning Ordinance standards. A two story building is permitted by the Zoning Ordinance and the building use is permitted by the Zoning Ordinance; the variance requested is only to allow the second floor of the building to have the same building use as the first floor.

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8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The proposed location and size of the building will create more space between the proposed building and the adjacent properties. As a two story structure, the footprint of the proposed building is smaller than if the program spaces were enclosed with a one story structure, thus providing more space between the proposed new building and it's neighbors. As the new structure is further away, it can be said that there is less danger of fire as well as improved access to light and dark.

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## SIGN VARIATION STANDARDS

*For all Sign Variation and/or Special Sign requests the Applicant shall also complete Questions 9-12.*

9. The proposed variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

N.A.

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

N.A.

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

N.A.

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

N.A.



**VILLAGE OF LINCOLNWOOD  
COMMUNITY DEVELOPMENT DEPARTMENT**

**PUBLIC HEARING FEES & DEPOSITS SCHEDULE**

**Plan Commission**

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 2 to 5 acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 20 acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

**Zoning Board of Appeals**

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

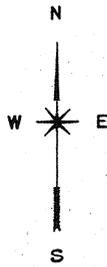
\* Hearing fees are non-refundable.

\*\* Hearing Deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the public hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.

# CERTIFIED SURVEY, INC.

Phone: 847-823-9500 315 S. Northwest Highway, Suite 50, Park Ridge, IL 60068 Fax: 847-823-9502

## ALTA/ACSM LAND TITLE SURVEY

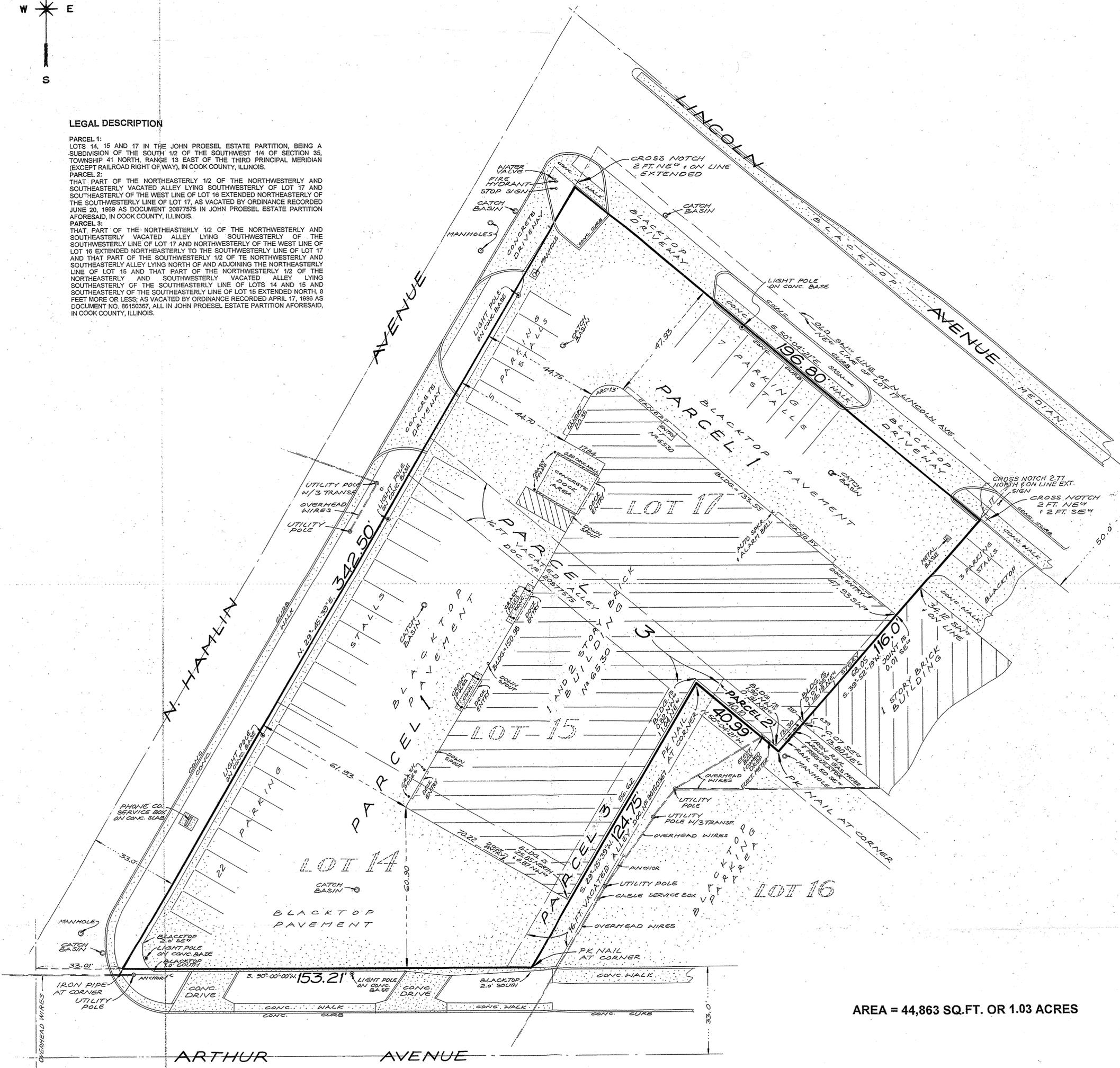


### LEGAL DESCRIPTION

**PARCEL 1:**  
LOTS 14, 15 AND 17 IN THE JOHN PROESEL ESTATE PARTITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
THAT PART OF THE NORTHEASTERLY 1/2 OF THE NORTHWESTERLY AND SOUTHEASTERLY VACATED ALLEY LYING SOUTHWESTERLY OF LOT 17 AND SOUTHEASTERLY OF THE WEST LINE OF LOT 16 EXTENDED NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 17, AS VACATED BY ORDINANCE RECORDED JUNE 20, 1989 AS DOCUMENT 20877575 IN JOHN PROESEL ESTATE PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**  
THAT PART OF THE NORTHEASTERLY 1/2 OF THE NORTHWESTERLY AND SOUTHEASTERLY VACATED ALLEY LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF LOT 17 AND NORTHWESTERLY OF THE WEST LINE OF LOT 16 EXTENDED NORTHEASTERLY TO THE SOUTHWESTERLY LINE OF LOT 17 AND THAT PART OF THE SOUTHWESTERLY 1/2 OF THE NORTHWESTERLY AND SOUTHEASTERLY ALLEY LYING NORTH OF AND ADJOINING THE NORTHEASTERLY LINE OF LOT 15 AND THAT PART OF THE NORTHWESTERLY 1/2 OF THE NORTHEASTERLY AND SOUTHWESTERLY VACATED ALLEY LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 14 AND 15 AND SOUTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 15 EXTENDED NORTH, 8 FEET MORE OR LESS, AS VACATED BY ORDINANCE RECORDED APRIL 17, 1988 AS DOCUMENT NO. 86150387, ALL IN JOHN PROESEL ESTATE PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.



**AREA = 44,863 SQ.FT. OR 1.03 ACRES**

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING  
 ORDER NO. **831196-B**  
 SCALE: 1" = 30' FEET  
 DATE: **SEPTEMBER 29, 2005**  
 ORDERED BY: **SHEFSKY & FROELICH**

DECIMALS OF A FOOT AND THEIR EQUIVALENT FRACTIONS THEREOF		
01 = 1/8"	07 = 7/8"	59 = 5/8"
02 = 1/4"	08 = 1"	58 = 7/8"
03 = 3/8"	17 = 2"	67 = 6"
04 = 1/2"	25 = 3"	75 = 9"
05 = 5/8"	33 = 4"	83 = 10"
06 = 3/4"	42 = 5"	92 = 11"
		100 = 12"

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 1703100401 F EFFECTIVE DATE NOVEMBER 6, 2000.

STATE OF ILLINOIS  
 COUNTY OF COOK SS

TO: BRICKYARD BANK; CHICAGO TITLE INSURANCE COMPANY; GROSSINGER PROPERTIES, INC; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 3, 4, 7a, 8, 9, 10, 11a OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS, WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: SEPTEMBER 29, 2005

*Shefsky & Froelich*  
 PROFESSIONAL LAND SURVEYOR NO. 3408  
 LICENSE EXPIRES NOVEMBER 30, 2006

**WARRANTY DEED  
(ILLINOIS)**

AFTER RECORDING, MAIL TO:  
Michael Z. Margolies, Esq.  
4709 W. Golf Road, Suite 475  
Skokie, Illinois 60076

NAME AND ADDRESS OF PREPARER:  
Kathryn Kovitz Arnold, Esq.  
Shefsky & Froelich Ltd.  
111 East Wacker Drive  
Suite 2800  
Chicago, Illinois 60601

RECORDER'S STAMP

GROSSINGER MOTORCORP, INC., a Delaware corporation d/b/a Grossinger Properties, Inc. (hereinafter referred to as "Grantor"), whose mailing address is 7225 North Cicero Avenue, Lincolnwood, Illinois 60712, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by BRICKYARD BANK, an Illinois banking corporation (hereinafter referred to as "Grantee"), whose mailing address is 6676 N. Lincoln Avenue, Lincolnwood, Illinois 60712, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "Property").

P.I.N.:                   10-35-326-001-0000  
                              10-35-326-002-0000  
                              10-35-326-004-0000

Property Address:    6530 N. Lincoln Avenue, Lincolnwood, Illinois 60712

TO HAVE AND TO HOLD said real estate forever.

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, if any, special taxes or assessments for improvements not yet completed, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new of additional improvements during the year 2004 and as set forth on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Warranty Deed on this 1st day of August, 2006.

GROSSINGER MOTORCORP, INC., a Delaware corporation d/b/a Grossinger Properties, Inc.

By:



\_\_\_\_\_  
Caroline Grossinger  
President

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

I, The Undersigned, a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Caroline Grossinger, President of GROSSINGER MOTORCORP, INC., a Delaware corporation d/b/a Grossinger Properties, Inc., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the foregoing instrument as her free and voluntary act, and the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of August, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC

1009276\_1

"OFFICIAL SEAL"  
NICOLETTE L. SCINNTAG  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/9/2007

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 14, 15 AND 17 IN THE JOHN PROESEL ESTATE PARTITION, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEASTERLY ½ OF THE NORTHWESTERLY AND SOUTHEASTERLY VACATED ALLEY LYING SOUTHWESTERLY OF LOT 17 AND SOUTHEASTERLY OF THE WEST LINE OF LOT 16 EXTENDED NORTHEASTERLY OF THE SOUTH LINE OF LOT 17, AS VACATED BY ORDINANCE RECORDED JUNE 20, 1969 AS DOCUMENT 20877575 IN JOHN PROESEL ESTATE PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHEASTERLY ½ OF THE NORTHWESTERLY AND SOUTHEASTERLY VACATED ALLEY LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF LOT 17 AND NORTHWESTERLY OF THE WEST LINE OF LOT 16 EXTENDED NORTHEASTERLY TO THE SOUTHWESTERLY LINE OF LOT 17 AND

THAT PART OF THE SOUTHWESTERLY ½ OF THE NORTHWESTERLY AND SOUTHEASTERLY ALLEY LYING NORTH OF AND ADJOINING THE NORTHEASTERLY LINE OF LOT 15 AND

THAT PART OF THE NORTHWESTERLY ½ OF THE NORTHEASTERLY AND SOUTHWESTERLY VACATED ALLEY LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 14 AND 15 AND SOUTHEASTERLY OF THE SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOT 15 EXTENDED NORTH, 8 FEET MORE OR LESS; AS VACATED BY ORDINANCE RECORDED APRIL 17, 1986 AS DOCUMENT 86150367, ALL IN JOHN PROESEL ESTATE PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

P.I.N. NO.:           10-35-326-001-0000  
                          10-35-326-002-0000  
                          10-35-326-004-0000

Property Address:   6530 N. Lincoln Avenue, Lincolnwood, Illinois 60712

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS TO TITLE**

1. THE LIEN OF GENERAL TAXES NOT YET DUE AND PAYABLE.
2. RIGHTS OF THE PUBLIC AND OF THE VILLAGE OF LINCOLNWOOD IN AN TO THE NORTHEASTERLY 17 FEET OF THE LAND CONDEMNED FOR LINCOLN AVENUE ON A PETITION OF THE VILLAGE OF LINCOLNWOOD FILED AUGUST 19, 1931 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASE NO. 65610.
3. RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO SAID VACATED ALLEY
4. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

VILLAGE OF LINCOLNWOOD  
CERTIFICATE OF PAYMENT  
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE

The undersigned, Director of Finance for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Grossinger Properties

Mailing Address: 6530 N. Lincoln  
Lincolnwood, Illinois 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: Shelsky & Froelich

Telephone No.: 312-527-4000

Property Address: 6530 N. Lincoln  
Lincolnwood, Illinois 60712

Property Index Number (PIN): 10-35-326-001-0000/10-35-326-002-000/10-35-326-004-00

Water Account Number: 101063-000

Date of Issuance: October 31, 2006

State of Illinois )  
County of Cook )

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me  
on 10-31, 2006, by Karen Orlich

By: Ronald M. Pfeiffer  
RONALD M. PFEIFFER,  
Director of Finance

Karen Orlich  
(Signature of Notary Public)



# brickyard bank



6530 N. LINCOLN AVE. | LINCOLNWOOD, IL





DATE & ANALYSIS			
<b>BUILDING</b>			
ZONING DISTRICT	B-1		
SITE AREA	44,863 S.F. OR 1.03 ACRES		
<b>BUILDING AREA</b>			
LOWER LEVEL	6,432 S.F.		
FIRST FLOOR	6,432 S.F.		
SECOND FLOOR	6,432 S.F.		
TOTAL:	19,296 S.F.		
<b>BUILDING AREA FOR PARKING</b>			
LOWER LEVEL	0 S.F.		
FIRST FLOOR	4,561 S.F.		
SECOND FLOOR	3,861 S.F.		
TOTAL:	8,428 S.F.		
<b>BULK BUILDING</b>			
	REQUIRED	PROVIDED	
MAXIMUM BUILDING HEIGHT	38'-0"	30'-6"	
LINCOLN AVE. BUILD TO LINE	10'-0"	10'-0"	
MINIMUM CORNER SIDE SETBACK	10'-0"	10'-0"	
MINIMUM REAR SETBACK	10'-0"	10'-0"	
<b>PARKING</b>			
<b>DRIVE AISLE WIDTH</b>			
ONE-WAY	20'-0"	20'-0"	
TWO-WAY	24'-0"	24'-0"	
<b>REQUIRED SPACES</b>			
REQUIRED SPACES	4 SPACES/1000 S.F. = 34 SPACES	61 SPACES	
<b>REQUIRED LOADING SPACES</b>			
REQUIRED LOADING SPACES	0 SPACES		
<b>PARKING LOT LANDSCAPE BUFFER*</b>			
PARKING LOT LANDSCAPE BUFFER*	8'-0"	8'-0"	
<b>LANDSCAPE ISLANDS*</b>			
LANDSCAPE ISLANDS*	162 S.F. MINIMUM	162 S.F.	
<b>DRIVE-WAY</b>			
<b>ONE-WAY</b>			
ONE-WAY	12'-0" TO 16'-0"	14'-0"	
<b>TWO-WAY</b>			
TWO-WAY	24'-0"	24'-0"	
<b>LANDSCAPING*</b>			
<b>LANDSCAPE BUFFER</b>			
LANDSCAPE BUFFER	6'-0"	6'-0"	
<b>LANDSCAPE BUFFER BETWEEN...</b>			
LANDSCAPE BUFFER BETWEEN...	10'-0"	10'-0"	
*LANDSCAPE PLANTINGS SHOWN FOR GRAPHICAL PURPOSES, LANDSCAPE PLAN WILL BE SUBMITTED FOR PERMIT.			



6530 N. Lincoln Ave.  
Brickyard Bank | Lincolnwood, IL

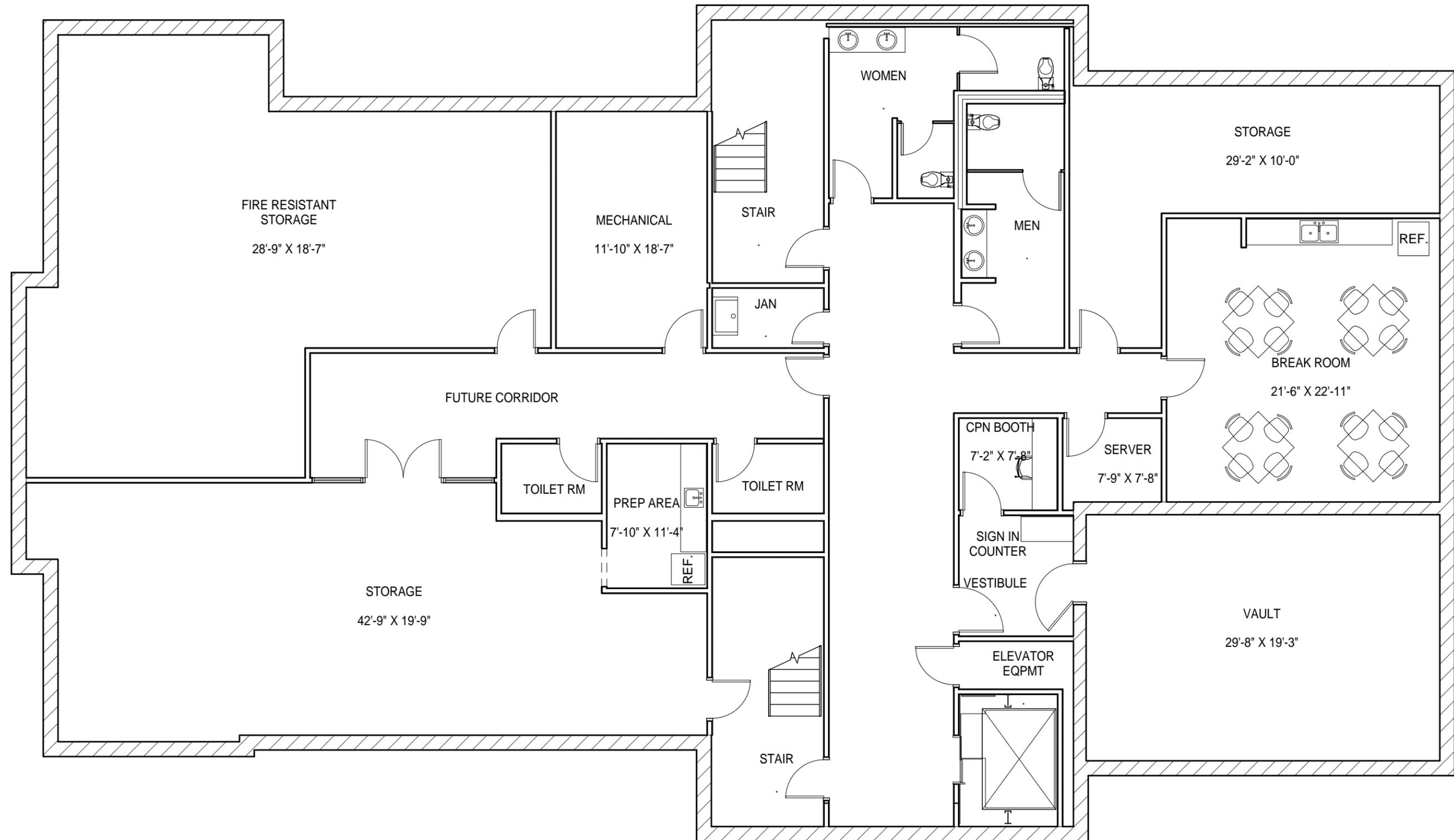


SITE PLAN

1" = 40'-0"

06/02/14







FIRST FLOOR: 6432 S.F.  
 SECOND FLOOR: 6432 S.F.  
 BASEMENT: 6432 S.F.  
 TOTAL 19296 S.F.

# 6530 N. Lincoln Ave.

Brickyard Bank | Lincolnwood, IL



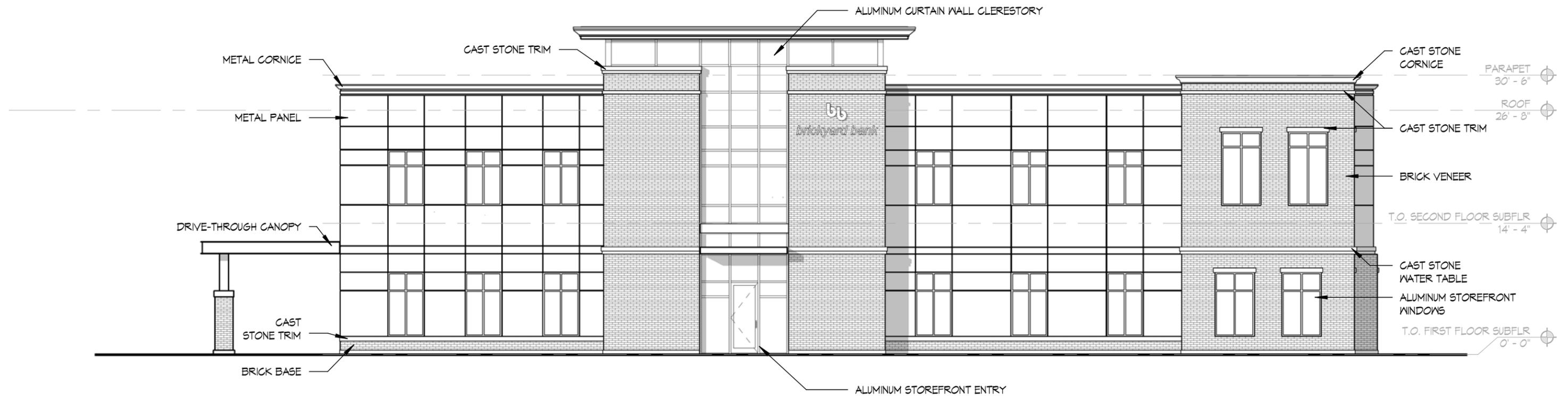
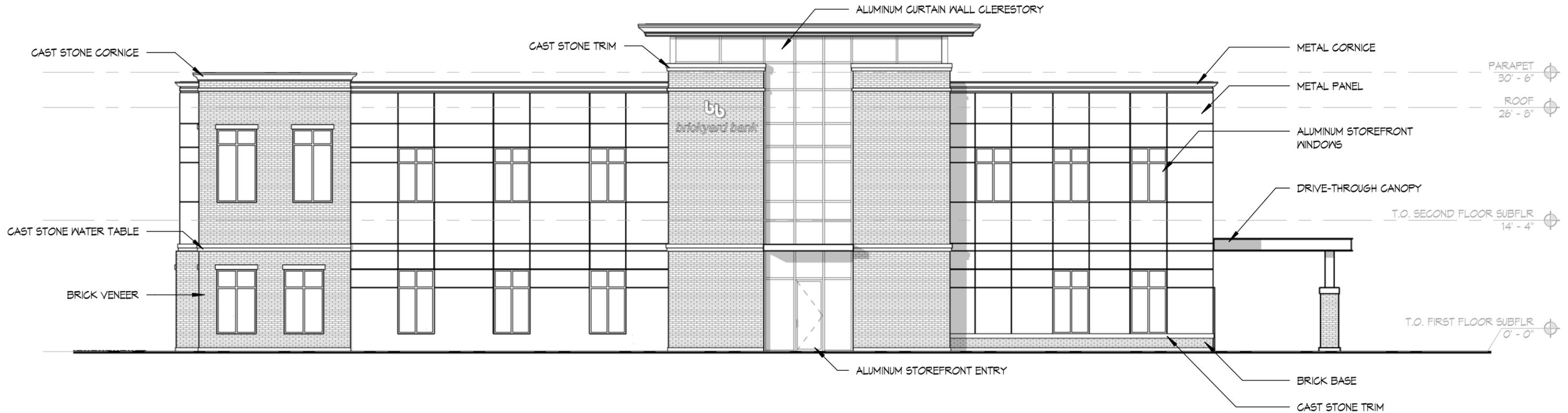
FIRST FLOOR PLAN

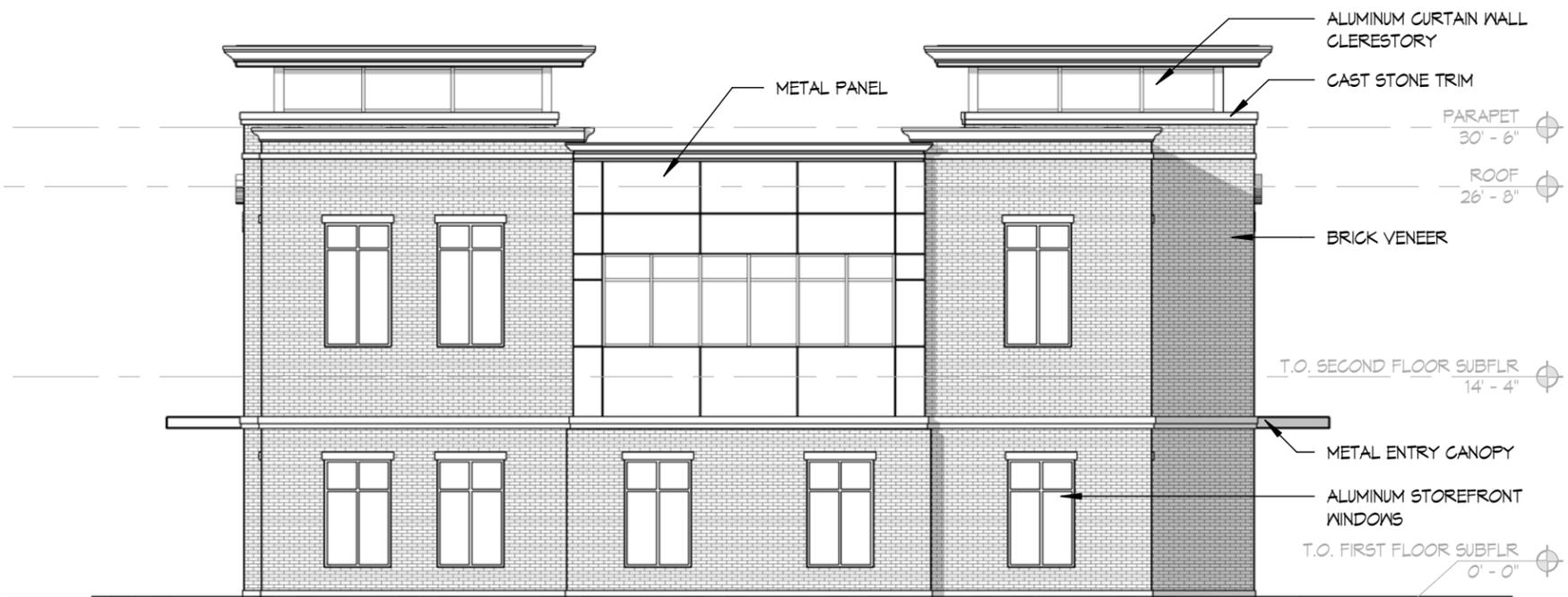
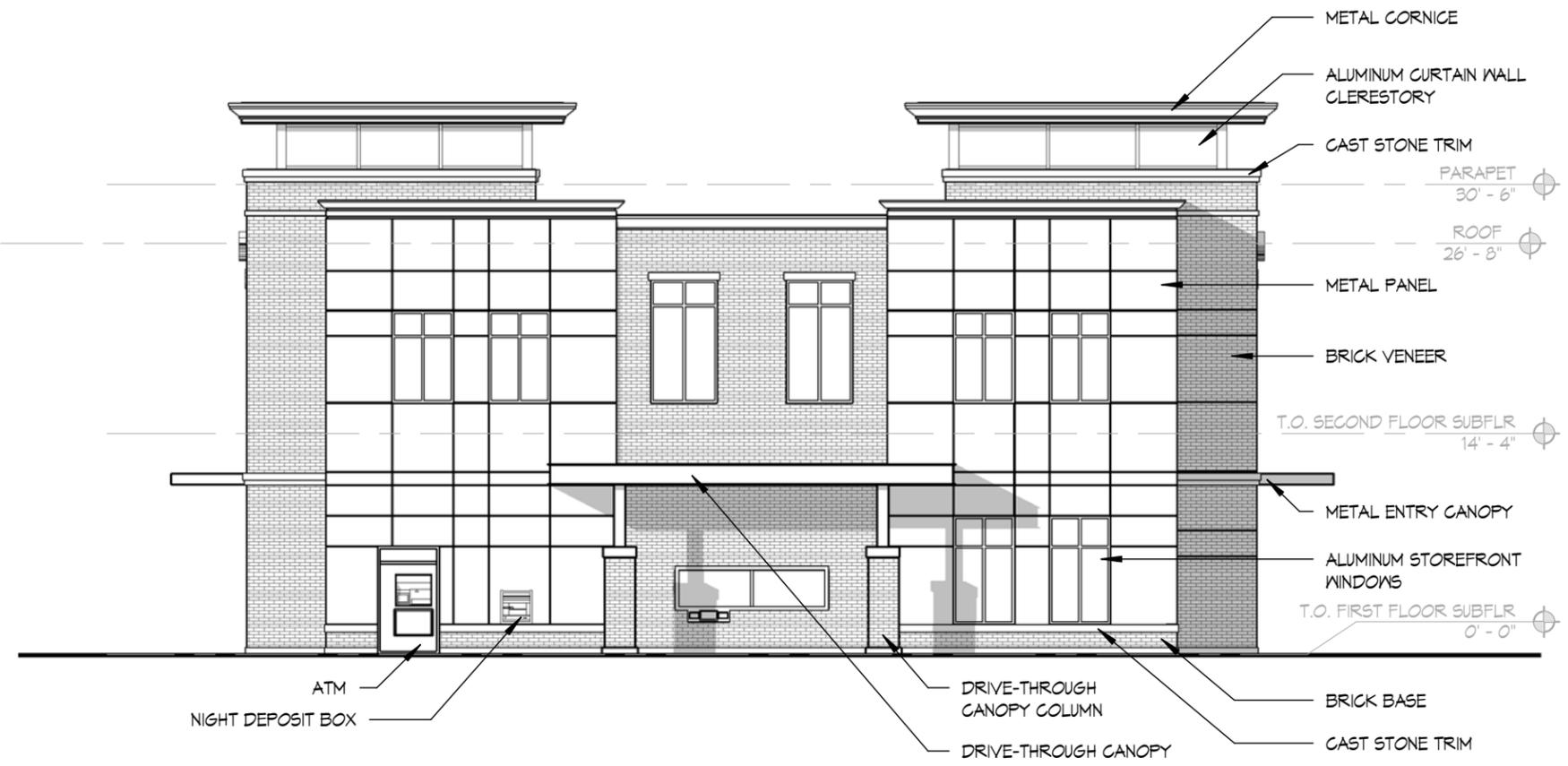
1/8" = 1'-0"

06/02/14











6530 N. Lincoln Ave.

Brickyard Bank | Lincolnwood, IL

PERSPECTIVE  
FROM LINCOLN AVE

06/02/14



VIEW FROM LINCOLN AVENUE -  
ADJACENT TENANT SPACE TO THE SOUTHEAST

VIEW LOOKING SOUTHWEST 1



VIEW FROM LINCOLN AVENUE -  
NORTH CORNER OF SITE

VIEW LOOKING SOUTH 2



VIEW FROM LINCOLN AVENUE -  
ADJACENT TENANT SPACE TO THE NORTHWEST

VIEW LOOKING SOUTHWEST 3



SITE PLAN



MYEFSKI  
ARCHITECTS  
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EXISTING SITE IMAGES -  
N. LINCOLN AVENUE

06/02/14



VIEW FROM HAMLIN AVENUE - NORTH CORNER OF SITE

VIEW LOOKING SOUTH 4



VIEW FROM HAMLIN AVENUE - NORTH EAST SIDE OF SITE

VIEW LOOKING EAST 5



SOUTHWEST CORNER OF SITE

VIEW LOOKING EAST 6



SITE PLAN



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EXISTING SITE IMAGES - HAMLIN AVENUE

06/02/14



VIEW FROM W. ARTHUR AVENUE -  
SOUTHWEST CORNER OF SITE

VIEW LOOKING NORTH 7



VIEW FROM W. ARTHUR AVENUE -  
SOUTHERN PORTION OF SITE

VIEW LOOKING NORTH 8



VIEW FROM W/ ARTHUR AVENUE -  
ADJACENT TENANT SPACE TO SOUTHEAST

VIEW LOOKING NORTHEAST 9



SITE PLAN



6530 N. Lincoln Ave.

Brickyard Bank | Lincolnwood, IL

EXISTING SITE IMAGES -  
W. ARTHUR AVENUE

06/02/14