Village of Lincolnwood
Plan Commission

Meeting
Thursday, April 6, 2017
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. Approval of Minutes
   March 1, 2017 Minutes

4. Case #PC-03-17: 6649 North Lincoln Avenue and 6653-6659 North East Prairie Road – Final Plat of Subdivision (Preliminary Plat Requirement Waived on March 1, 2017)
   Request: Consideration of a Final Plat, for Tammylou Subdivision, Consolidating, and Resubdividing nine lots encompassing the Lou Malnati’s Restaurant at 6649 Lincoln Avenue and a single-Family Residential Property at 6659 East Prairie Road.

5. Case #PC-02-17: Public Hearing: 6755 North Cicero Avenue – Special Uses and Variations for a New Restaurant
   Request: Consideration and review of Zoning Relief for a new Stefani’s Restaurant, including Special Uses to: 1) allow a Restaurant over 5,000-square feet in the B-2 Zoning District; 2) permit Off-Street Parking in the Front and Corner Side Yards of the Lot; and 3) allow a business within 150 feet of a Residentially-Zoned Property to operate after 11:00 p.m. on certain days. Also requested are Variations to: 1) allow a Reduced Transition Yard across the East Property Line; 2) allow less than required Off-Street parking; 3) allow less than required Off-Street Parking Perimeter Landscaping Area along Pratt and Cicero Avenues; 4) allow less than required Interior Landscape Islands and Plantings; 5) allow less than required Foundation Landscaping; 6) allow less than required Landscaped Buffer along the East and South Property Lines; 7) allow Parking Spaces and Drive Aisles in an Off-Street Parking Lot to be less than required size standards; 8) allow less than 75 Percent of Building Elevations to maintain required materials; 9) allow Masonry Stucco as greater than a minor accent building material; 10) allow a Wall Sign on the North Building Elevation greater than permitted area; 11) allow a Pole/Pylon Sign as a Special Sign; 12) allow a Pole/Pylon Sign Face greater than maximum permitted; 13) allow a Pole/Pylon Sign less than the minimum required setback from an Exterior Property Line; and 14) allow an Illuminated Freestanding Sign within 75 feet of a Residential Zoning District.

6. Other Business

7. Next Meeting

8. Public Comment

9. Adjournment
MEMBERS PRESENT:
Chairman Mark Yohanna
Patricia Goldfein (arrived at 7:04)
Steven Jakubowski (arrived at 7:06)
Henry Novoselsky
Anthony Pauletto
Don Sampen

STAFF PRESENT:
Steve McNellis, Community Development Director
Kathryn M. Kasprzyk, Community Development Coordinator

I. Call to Order
Chairman Yohanna noted a quorum of four members and called the meeting to order at 7:02 p.m.

II. Pledge of Allegiance

III. Approval of Minutes
Motion to approve the February 8, 2017 Plan Commission Minutes was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

Aye: Pauletto, Novoselsky, Sampen, and Yohanna
Nay: None
Motion Approved: 4-0

IV. Case #PC - 03-17: Waiver of Preliminary Plat Requirement – Consolidation And Re-subdivision at 6649 North Lincoln Avenue, 6653 North East Prairie Road, and 6659 North East Prairie Road
Chairman Yohanna announced Case #PC-01-17 for consideration to eliminate the Preliminary Plat requirement for a Major Subdivision required by the recent Lou Malnati’s restaurant expansion as authorized by Section 16-4-3 of the Village Code.
Development Director McNellis presented the proposed plat and background in order to waive the requirement of a Preliminary Plat review for Consolidation of nine lots and Resubdivision to one commercial and one residential lot associated with the recent Lou Malnati’s construction of a separate carryout entrance and related parking. A Special Use and Variations were approved by the Village Board in April 2016. Part of the approval was the stipulation that a six- to seven-foot strip of land at the north end of the property be transferred to the residential property owner which is intended as a buffer from the masonry wall between the parking lot and his property.

Since only one of the two lots is in a Residential Zoning District, this request needs to be treated as a Major Subdivision. Minor Subdivisions are permitted to go directly to a Final Plat, without the necessity of a Preliminary Plat.

Staff recommends waiving the requirement for a Preliminary Plat as is permitted in Subdivision Code Section 16-4-3, Discretionary Elimination of Preliminary Plat Review, and as detailed in the staff memo.

Chairman Yohanna inquired as to why the easement north of the masonry wall was so small, and less than five feet. Chairman Yohanna swore in Sasha Milosavljevich, Director of Facilities for Lou Malnati’s, who stated that the easement is smaller than five feet so as to not impede the neighbor to the north. Staff concurred with Chairman Yohanna’s assertion that a five foot easement may be more appropriate and noted this issue will be reviewed by the Village Engineer.

Chairman Yohanna asked if anyone in the audience would like to address the Plan Commission regarding this issue. Let the record state that no one came forward.

**Motion to approve** the elimination of the Preliminary Plat Requirement for a Major Subdivision, per Section 16-4-3 of the Subdivision Code, was made by Commissioner Sampen and seconded by Commissioner Pauletto.

Aye: Sampen, Pauletto, Goldfein, Jakubowski, Novoselsky, and Yohanna
Nay: None
Motion Approved: 6-0

**V. Other Business**

Development Director McNellis updated the Commissioners on the Sacred Learning Center construction status and the Purple Hotel site. He noted the foreclosure process for the Purple Hotel site was completed in January 2017. The next step in the Foreclosure process is for the property to be sold at auction. The Village Board has begun the steps to redesignate the Lincoln-Touhy TIF. An eligibility study will be done for a proposed new TIF at the same location, followed by termination of the existing TIF.

Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission. Let the record state that no one came forward.

**VI. Next Meeting**

The next meeting of the Plan Commission is scheduled for Thursday, April 6, 2017.
VII. Adjournment

Motion to adjourn was made by Commissioner Pauletto and seconded by Commissioner Sampen. Meeting adjourned at 7:17 p.m.

Aye: Pauletto, Sampen, Goldfein, Jakubowski, Novoselsky, and Yohanna
Nay: None
Motion Approved: 6-0

Respectfully Submitted,

Kathryn M. Kasprzyk
Community Development Coordinator
Subject Property:  
6649 North Lincoln Avenue,  
6653 North East Prairie Road, and  
6659 North East Prairie Road

Zoning District:  
B-1 and R-3 Zoning Districts

Petitioner:  
The Original Lou’s LLC

Nature of Request:  
Review of a Final Plat, Consolidating, and Resubdividing nine lots encompassing two distinct properties; one Commercial and one Residential.

Requested Action:  
Approval of a Final Plat for the Tammylou Subdivision, per the requirements of Section 16-4-5, attached.

Notification:  
Notice of the Public Meeting was provided to neighboring properties, within a 250-foot radius of the subject property, and two Public Hearing signs installed along arterial roadway frontage of the School District property, in accordance with Subdivision Regulations.

Background  
In 2016, an addition to the north side of the Lou Malnati’s restaurant to accommodate a separate carryout entrance and related parking was recommended through a Special Use and Variation zoning process by the Plan Commission and subsequently approved by the Village Board. A stipulation of that approval was the requirement that a six-foot to seven-foot strip of land owned by the restaurant be transferred to the residential property owner to the north, prior to occupancy of the restaurant addition. This strip is intended to provide a buffer from
the masonry wall that has been constructed as a screen between the new parking lot and this residential property. In order to transfer this property and consolidate parcels, it is necessary to create a Subdivision that defines the new lot line between the Lou Malnati’s restaurant property and the residential property to the north, as well as consolidating all seven of the Lou Malnati’s-owned lots into one lot.

At the March 1, 2017 meeting, the Plan Commission unanimously approved the waiver of the Preliminary Plat requirement for this request, permitting Lou Malnati’s owners to proceed with this request for approval of a Final Plat. Importantly, the Plan Commission requested that the Village Engineer review whether or not the then-proposed 1.67-foot easement on the north side of the new masonry wall, separating Lou Malnati’s property from the resident to the north, is of sufficient size for maintenance.

**Summary of Final Plat Request**

The proposed Plat of Subdivision is for property that is now fully built and that has no proposed additions or changes to the building footprints, other than completion of a few remaining minor items for the current addition. It should be noted the transfer of property necessitating this Subdivision was a stipulation placed on the Lou Malnati’s restaurant expansion by the Village.

The Final Plat of Subdivision has been reviewed by the Village Engineer, who concurred with the Plan Commission’s concern regarding the width of the easement on the north side of the masonry wall. Although the separate Easement Agreement language notes “reasonable working space for the purpose of installing, using, maintaining, replacing, or repairing (must be provided)”, the Village Engineer requested the Final Plat be revised to specifically include a five-foot easement on the north side of the wall. That revision has been made to the attached Final Plat and the Village Engineer has now determined it is compliant with all Village Subdivision regulations. No additional revisions are requested.

A further stipulation of the Zoning approval for the restaurant and parking expansion was that the parties agree to a Covenant stipulating that the screening wall may not be removed, except upon approval of the Village. This stipulation has been memorialized on the signatures page (page 2) of the Plat of Subdivision.

**Recommendation**

Staff recommends approval of the Final Plat, as presented.

**Documents Attached**

1. Request Letter and Application
2. Final Plat
3. Village Code Section 16-4-5
March 30, 2017

VIA EMAIL & HAND DELIVERY

Chairman Yohanna and Plan Commissioners

c/o Mr. Steve McNellis
Village of Lincolnwood
6900 N. Lincoln Avenue
Lincolnwood, IL 60712

Re: The Malnati Organization, Public Hearing Application for Consolidation and Subdivision of Property Located at 6653 N. East Prairie Road and 6659 N. East Prairie Road

Dear Chairman Yohanna and Plan Commissioners:

As you know, I represent The Malnati Organization ("Owner"), owner of the Property commonly known as 6653 N. East Prairie Road (the "Malnati Property") in connection with the above-referenced matter. On behalf of the Owner, we are requesting that the Plan Commission review the proposed final Plat of Subdivision, as authorized by the Plan Commission’s waiver of the Preliminary Plat review process at its March 1, 2017 meeting.

Copies of the proposed final Plat of Subdivision have been provided to Mr. McNellis for your review at the Commission’s next meeting on April 6, 2017. Thank you very much for your consideration of this request.

Please contact me should you have any questions or concerns.

Very truly yours,

By: 

Debra B. Yale

cc: Sasha Milosavljevich
THE GRANTOR, SLAVITSEF, INC., an Illinois corporation, of 6649 North Lincoln Avenue, Lincolnwood, Illinois 60646 ("Grantor"), for and in consideration of Ten and No/100 ($10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE ORIGINAL LOU’S LLC, an Illinois limited liability company of 3685 Woodhead Drive, Northbrook, Illinois 60062, (hereinafter collectively referred to as "Grantee") the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 3 AND 4 IN BLOCK 16 IN LINCOLN AVENUE GARDENS, BEING A SUBDIVISION IN THE NORTH ¼ OF THE SOUTH WEST ¼ OF FRACTIONAL SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1927, AS DOCUMENT 9548461, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s) (PIN): 10-35-312-024-0000
Address(es) of Real Estate: 6653 East Prairie Road, Lincolnwood, Illinois 60712

DATED as of the 12th day of December, 2014

SLAVITSEF, INC., an Illinois corporation

By: ____________________________
Name: Mark A. Levin
Title: President

REAL ESTATE TRANSFER TAX

<table>
<thead>
<tr>
<th>COUNTY:</th>
<th>ILLINOIS:</th>
<th>TOTAL:</th>
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025479.0009:20474541
State of Illinois, County of [blank] ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that [name], personally known to me or properly identified to be the [Resident] of [name of corporation], an Illinois corporation subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of December 2014.

[Signature]
Notary Public
Commission expires: 12/29/15

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

[Signature] 12/12/14
Agent Date

After Recording, Return To:

Douglas J. Lubelchek, Esq.
Neal, Gerber & Eisenberg, LLP
Two North LaSalle Street
Suite 1700
Chicago, IL 60602-3801

Send Subsequent Tax Bills To:

The Original Lou’s LLC
6653 E. Prairie Road
Lincolnwood, Illinois 60712
TRUSTEE'S DEED

This indenture made this 12th day of December, 2014, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee to LaSalle Bank National Association, successor trustee to America National Bank and Trust Company of Chicago under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 22nd day of December, 1980, and known as Trust Number 51686, party of the first part, and The Original Lou's LLC, an Illinois Limited Liability Company whose address is:
3685 Woodhead Drive
Northbrook, Illinois 60062
party of the second part.

WITNESSETH. That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOTS 5, 6, 7, 8 AND 9 IN BLOCK 16 IN LINCOLN AVENUE GARDENS A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 10-35-312-005-0000; 10-35-312-006-0000; 10-35-312-007-0000; 10-35-312-008-0000 and 10-35-312-015-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX 16-Jan-2015

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-35-312-005-0000 20141201650752 0-798-811-776
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be here to affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: 

Harriet Denisewicz
Trust Officer

State of Illinois )
) ss.
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day of December, 2014.

PROPERTY ADDRESS
6649 Lincoln Avenue
Lincolnwood, Illinois 60712

This instrument was prepared by:
Harriet Denisewicz
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:
NAME: The Original Love LLC
ADDRESS: 3485 Westminster Dr.
CITY, STATE, ZIP CODE: Northbrook, IL 60062

SEND TAX BILLS TO:
NAME: The Original Love LLC
ADDRESS: 6649 Lincoln Avenue
CITY, STATE, ZIP CODE: Lincolnwood, IL 60712

This transfer is exempt under the provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law.

Sign: ___________________________ Date: ___________________________
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 14, 2015

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me this 14th day of January 2015.

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 14, 2015

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me this 14th day of January 2015.

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax]
THIS INSTRUMENT PREPARED BY 
AND WHEN RECORDED RETURN TO: 

ATTACH TO ALL EXEMPT 
AND NON-EXEMPT DEEDS

Village of Lincolnwood 
Attention: Water Billing Division 
6900 North Lincoln Avenue 
Lincolnwood, Illinois 60712 

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

The undersigned, Director of Finance or his designee 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: Chicago Title Land Trust Company, at Trustee under Trust Agreement dated 12/2/80 a/k/a Trust No. 51686
Mailing Address: 6649 North Lincoln Avenue 
Lincolnwood, IL 60712
Telephone No.: 
Attorney or Agent: 
Telephone No.: 
Property Address: 6649 North Lincoln Avenue 
Lincolnwood, IL 60712
Property Index Number (PIN): 10-35-312-005-0000, 10-35-312-006-0000, 10-35-312-007-0000, 10-35-312-008-0000 and 10-35-312-015-0000
Water Account Number: 008161-000
Date of Issuance: 1/13/15

State of Illinois 
County of Cook

This instrument was acknowledged before me on 1/13/15, by Jissenia Ramos

By: Robert J. Merkel
Finance Director

VILLAGE OF LINCOLNWOOD

(Signature of Notary Public)

OFFICIAL SEAL
JISSENIA RAMOS
Notary Public • 10/22/2015 • 10/22/2018

THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.

9Y3256.03
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 14, 2015

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me this 14th day of January 2015.

[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 14, 2015

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me this 14th day of January 2015.

[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABl to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax]
QUIT CLAIM DEED
(Exempt Transfer)

The Grantor, THANH BINH THI NGUYEN, married
of the Village of Lincolnwood, County of Cook, State of Illinois, for and in consideration of Ten Dollars ($10.00) in hand paid, CONVEYS AND QUIT CLAIMS to THANH HANG THI TRUONG, not married, residing at 6659 N. East Prairie Rd., Lincolnwood, IL, all her interest in the following described Real Estate located in Cook County, Illinois:

LOTS 1 AND 2 IN BLOCK 16 IN LINCOLN AVENUE GARDENS, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1927 AS DOCUMENT NO. 9548461, IN COOK COUNTY, ILLINOIS.

PIN: 10-35-312-001-0000 & 10-35-312-002-0000

Address: 6659 NEast Prairie Rd., Lincolnwood, IL 60712

Subject to covenants, conditions, restrictions, and easements of record, private and utility easement, and general taxes due after the date of this Quit Claim Deed.

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR

Dated: Sept. 5, 2013

[Signature]

THANH BINH THI NGUYEN

State of Illinois, County of Cook, SS. The undersigned, a Notary Public in Cook County, Illinois, DOES HEREBY CERTIFY that THANH BINH THI NGUYEN, personally known to me to be the same person shown as Grantor in this Quit Claim Deed, appeared before me in person on this day and signed and delivered this Quit Claim Deed.

Date: Sept. 5, 2013

[Signature]

Notary Public

[Seal]
This Quit Claim Deed was prepared by Attorney Carlos A. Saavedra, 1007 Church St., Suite 106, Evanston, IL 60201.

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**EXEMPT TRANSACTION**

This transaction does not involve any consideration, and is therefore exempt under Section 4(e) of the Illinois Real Estate Transfer Tax Act.

Carlos A. Saavedra, Attorney

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**AFTER RECORDING, MAIL TO:**
Carlos A. Saavedra  
1007 Church St. #106  
Evanston, IL 60201-5910

**MAIL SUBSEQUENT TAX BILLS TO:**
THANH HANG THI TRUONG  
6659 NEast Prairie Rd.  
Lincolnwood, IL 60712

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**EXEMPT FROM NOTARIAL RECORD REQUIREMENT**

IL NOTARY PUBLIC ACT SEC. 3-102(b)(1)(iv) - DEED FROM GRANTORS TO THEMSELVES INTENDED TO CHANGE THE NATURE OR TYPE OF TENANCY
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Sept. 5, 2013

THANH BINH THI NGUYEN

Signed and acknowledged before me on Sept. 5, 2013.

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Sept. 5, 2013

THANH HANG THI TRUONG

Signed and acknowledged before me on Sept. 5, 2013.

Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.
February 21, 2017

VIA EMAIL & U.S MAIL

Chairman Yohanna and Plan Commissioners  
c/o Mr. Steve McNelligs  
Village of Lincolnwood  
6900 N. Lincoln Avenue  
Lincolnwood, IL 60712

Re: The Malnati Organization, Public Hearing Application for Consolidation and Subdivision of Property Located at 6653 N. East Prairie Road and 6659 N. East Prairie Road

Dear Chairman Yohanna and Plan Commissioners:

Please be advised that I represent The Malnati Organization ("Owner"), owner of the Property commonly known as 6653 N. East Prairie Road (the "Malnati Property") in connection with the above-referenced matter. Pursuant to Village of Lincolnwood Ordinance No. 2016-3200 approved April 5, 2016 (the "Ordinance"), Owner is required to transfer a six to seven foot strip of land (the "Strip") to the owner of the property located immediately north of and adjacent to the Property (the "Adjacent Owner"), and commonly known as 6659 N. East Prairie Road (the "Adjacent Property"). In connection with the transfer of the Strip, the Village requires that the Owner and the Adjacent Owner record a Plat of Consolidation and Subdivision pertaining to the Property, the Strip and the Adjacent Property.

Pursuant to Village Code Section 16-4-3, Owner respectfully requests that the Plan Commission review the proposed Plat of Consolidation and Subdivision solely in accordance with and pursuant to the final plat review process set forth in Section 16-4-5 of the Code and that the Plan Commission waive the Preliminary Plat Review Process set forth in Section 16-4-4 of the Code.

Owner is requesting this waiver of the Preliminary Plat Review Process for the following reasons: (1) Owner is not requesting a new project, rather the Consolidation and Subdivision was contemplated by the Ordinance and is required by both the Ordinance and the Village Subdivision Ordinance; (2) the property to be consolidated and subdivided has already been pre-determined by the Ordinance; (3) certain of the documentation required to be submitted for approval of the subdivision and consolidation has already been submitted to and approved by the Village in connection with the passing of the Ordinance; and (4) given the size and nature of the consolidation and subdivision, we believe the proposed Plat of Consolidation and Subdivision can be fully and effectively considered by the Plan Commission with only the final plat review process.

Please contact me should you have any questions or concerns. Thank you very much for your consideration of this request.

Very truly yours,

By:

Debra B. Yale
VILLAGE OF LINCOLNWOOD  Community Development Department  Public Hearing Application  Subdivision/Consolidation

SUBJECT PROPERTY

Property Address: 6649 N. Lincoln Ave., 6653 N. East Prairie Rd., and 6659 N. East Prairie Rd.
Permanent Real Estate Index Number(s): Please see attached Schedule 1
Zoning District: Please see attached Schedule 2  Lot Area: Please see attached Schedule 3

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
5,000 square foot masonry restaurant with an 1,100 square foot masonry addition
asphalt parking, 8 foot high masonry fence, 2 story brick residential dwelling

Are there existing development restrictions affecting the property? ☑ Yes  ☐ No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe: ___________________________
Village of Lincolnwood Ordinance No. 2016-3200; Easement Agreement (copy attached)
covenants and restrictions in the recorded documents attached hereto

REQUESTED ACTION

☐ Preliminary Plat of Subdivision  ☐ Plat of Consolidation
☐ Final Plat of Subdivision  ☐ Plat of Vacation
☐ Minor Subdivision  ☐ Subdivision Variation

PROJECT DESCRIPTION

Describe the Request and Project: Please see attached Schedule 4

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): Please see attached Schedule 5
Address: 6649 N. Lincoln Avenue
Telephone: (____) _______ Fax: (____) _______ E-mail: __________________________

Petitioner (if different from owner):

Name: Sasha Milosavlevich  Relationship to Property: __________________________
Address: __________________________
Telephone: (____) _______ Fax: (____) _______ E-mail: __________________________
REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey
Plat of Subdivision
Final Engineering (Final Plat Only)
Copy of Current Title Policy
Copies of Other Applications
PDF Files of all Drawings

*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 severely 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: Sasha Milosavljevich
Address: 6649 N. Lincoln Avenue
City, State, Zip: Lincolnwood, Illinois 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:

Signature
Please see attached Signature Page
Print Name
Date

PETITIONER: (If different than property owner)

Signature
Print Name
Date
# PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

## Plan Commission

<table>
<thead>
<tr>
<th>Hearing Type</th>
<th>Hearing Fee*</th>
<th>Hearing Deposit**</th>
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## Zoning Board of Appeals

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<th>Hearing Type</th>
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<td>Major Variation - Non Residential Property</td>
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<td>Major Variation - Residential Property</td>
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<td>Variation - Off-Street Parking</td>
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<td>Variation - Design Standards</td>
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<td>Sign Variation/Special Signs</td>
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* 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.
SCHEDULE 1 TO PUBLIC HEARING APPLICATION
SUBDIVISION/CONSOLIDATION
PERMANENT INDEX NUMBERS

1. Lot 1: Common Address: 6659 North East Prairie Road, Lincolnwood, Illinois 60712
   PINs: 10-35-312-001-0000 and 10-35-312-002-0000

2. Lot 2: Common Address: 6649 North Lincoln Avenue, Lincolnwood, Illinois 60712 and 6653
   North East Prairie Road, Lincolnwood, Illinois 60712
   PINs: 10-35-312-005-0000; 10-35-312-006-0000; 10-35-312-007-0000; 10-35-312-008-0000; 10-
   35-312-015-0000; and 10-35-312-024-0000
SCHEDULE 2 TO PUBLIC HEARING APPLICATION

SUBDIVISION/CONSOLIDATION

ZONING DISTRICTS

1. Lot 1: Common Address: 6659 North East Prairie Road, Lincolnwood, Illinois 60712

PINs: 10-35-312-001-0000 and 10-35-312-002-0000

Zoning District: R-3

2. Lot 2: Common Address: 6649 North Lincoln Avenue, Lincolnwood, Illinois 60712 and 6653 North East Prairie Road, Lincolnwood, Illinois 60712

PINs: 10-35-312-005-0000; 10-35-312-006-0000; 10-35-312-007-0000; 10-35-312-008-0000; 10-35-312-015-0000; and 10-35-312-024-0000

Zoning District: B-1
SCHEDULE 3 TO PUBLIC HEARING APPLICATION
SUBDIVISION/CONSOLIDATION
LOT AREA

1. Lot 1: Common Address: 6659 North East Prairie Road, Lincolnwood, Illinois 60712
   Lot Area: 7,017 Square Feet

2. Lot 2: Common Address: 6649 North Lincoln Avenue, Lincolnwood, Illinois 60712 and 6653 North East Prairie Road, Lincolnwood, Illinois 60712.
   Lot Area: 31,278 Square Feet

{00063123.DOCX;v.2}
SCHEDULE 4 TO PUBLIC HEARING APPLICATION

SUBDIVISION/CONSOLIDATION

REQUEST AND PROJECT DESCRIPTION

The request is being made to comply with the requirements of Village of Lincolnwood Ordinance No. 2016-3200 (the “Ordinance”). The Ordinance requires that the property owner ("Malnati Owner") of 6649 North Lincoln Avenue, Lincolnwood, Illinois 60712 and 6653 North East Prairie Road, Lincolnwood, Illinois 60712 ("Malnati Property") convey to the property owner ("Truong Owner") of 6659 North East Prairie Road, Lincolnwood, Illinois 60712 ("Truong Property") a certain strip of real property (the "Strip") located south of and adjacent to the Truong Property. Pursuant to the Ordinance and the Village Subdivision Ordinance, upon transfer of the Strip, the Malnati Property and Truong Property are to be re-subdivided, such that the Truong Property and the Strip will be consolidated and designated as Lot 1 of the new subdivision, and the remaining Malnati Property will be Lot 2 of the new subdivision.
SCHEDULE 5 TO PUBLIC HEARING APPLICATION

SUBDIVISION/CONSOLIDATION

PROPERTY OWNERS

1. Lot 1: Common Address: 6659 East Prairie Road, Lincolnwood, Illinois 60712

   Property Owner: Thanh Hang Thi Truong
   Address: 6659 N. East Prairie Road
   Lincolnwood, IL 60712
   Telephone: (847) 414-2990
   Fax: (___) ________________
   Email: ____________________


   Property Owner: The Original Lou’s LLC
   Address: 6649 N. Lincoln Avenue
   Lincolnwood, Illinois 60712
   Attention: Sasha Milosavljevich

   Telephone: (773) 410-8089
   Fax: (847) 562-1950
   Email: SMilosavljevich@loumalnatis.com
LOT 1:
PROPERTY OWNER:
Thành Hang Thi Truong

Signature

Print Name

Date

LOT 2:
PROPERTY OWNER:
The Original Lou's LLC

Signature

Print Name

Date
EASEMENT AGREEMENT

This Easement Agreement ("Easement Agreement") is entered into as of the ___ day of __________, 2017 by Thanh Hang Thi Truong ("Adjacent Owner") to and for the benefit of The Original Lou’s, LLC, an Illinois limited liability company ("Lou’s").

PRELIMINARY STATEMENTS

A. Lou’s is the owner of certain real property commonly known as 6649 N. Lincoln Avenue and 6653 North East Prairie Road, Lincolnwood, Illinois (collectively, "Benefited Parcel") and legally described on Exhibit A attached hereto and incorporated herein. Adjacent Owner is the owner of certain real property located just north of and adjacent to the Benefited Parcel ("Burdened Parcel") and legally described on Exhibit B attached hereto and incorporated herein.

B. That portion of the Burdened Parcel legally described on Exhibit C attached hereto and made a part hereof (the "Strip") has been conveyed by Lou’s to Adjacent Owner. This Easement Agreement is being executed in connection with that conveyance.

C. Lou’s has constructed an eight (8) foot high masonry screening wall (the "Screening Wall") immediately south of, and adjacent to, the northerly line of the Benefited Parcel. It is necessary for the footing that supports the Screening Wall (the "Footing") to be located beneath the Strip. The Footing will be located underground within the area legally described and crosshatched on Exhibit D attached hereto and made a part hereof (the "Easement Area").

D. The Adjacent Owner desires to grant to Lou’s as the owner of the Benefited Parcel, certain rights to use the Easement Area in accordance with the terms of this Easement Agreement.
NOW, THEREFORE, for and in consideration of the foregoing Preliminary Statements (which are hereby incorporated into the operative provisions hereof), the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

AGREEMENTS

1. Adjacent Owner hereby grants, bargains and conveys to and reserves for the use and benefit of all present and future owners of the Benefited Parcel and their respective lessees, mortgagees, successors, assigns, agents, employees, contractors, licensees and invitees, a non-exclusive, perpetual easement (the “Easement”) over, across, upon and under the Easement Area for the installation, existence, use, repair, maintenance and replacement of the Footing and the Screening Wall. The Easement shall include the right of ingress and egress to and from the Easement Area, together with reasonable working space, for the purposes of installing, using, maintaining, replacing, repairing and removing the Footing and the Screening Wall (subject to Paragraph 2 below).

2. Lou’s shall maintain the Screening Wall (including the north façade of the Screening Wall) in good condition and repair, provided that, Adjacent Owner shall be responsible for any maintenance, repair or replacement required by the negligent or willful acts or omissions of Adjacent Owner or its lessees, agents, employees, contractors, licensees and invitees. Lou’s shall not modify or remove the Screening Wall without the prior written consent of Adjacent Owner, which consent shall not be unreasonably withheld, delayed or denied.

3. As consideration for the granting of the Easement, the owner of the Benefited Parcel expressly agrees to indemnify, defend and hold harmless the owner of the Burdened Parcel from and against any and all claims, costs, damages, expenses, judgments and liability to the extent caused by the exercise of the rights granted pursuant to this Agreement or use thereof by the owner of the Benefited Parcel, its agents, employees, or contractors.

4. Adjacent Owner shall not use the Easement Area in any manner inconsistent with or that will adversely interfere with the Easement granted herein for the benefit of the Benefited Parcel.

5. The rights, duties, benefits and obligations contained in this Agreement shall be binding upon and inure to the benefit of the respective owners of the Burdened Parcel and the Benefited Parcel, their successors and assigns and shall run with the land.

6. This Easement Agreement shall be construed and governed under the laws of the State of Illinois. The provisions of this Declaration shall be deemed independent and severable and the invalidity or partial invalidity of any provision or portion hereof shall not affect the validity or enforceability of any other provision or any portion hereof.

{00061275.DOC;v.4}2
7. Nothing herein contained shall be deemed to authorize or empower the owner of the Benefited Parcel, its successors or assigns, to create or cause any liens or encumbrances or other charges against the Easement Area or the Burdened Parcel.

8. This Easement Agreement may be executed in counterparts, each of which shall be deemed and original and all of which, when taken together, shall be deemed one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Easement Agreement to be executed the day and year first above written.

GRANTOR:  

Thanh Hang Thi Truong

GRANTEE:  
The Original Lou’s LLC, an Illinois limited liability company

By:  

It’s: Manager
State of Illinois  
County of _____  

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY, that Thanh Hang Thi Truong, 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 (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of __________, 2017.

Notary Public  
My Commission Expires:________________________

State of Illinois  
County of _____  

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY, that ______________________, the manager of THE ORIGINAL LOU’S, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of __________, 2017.

Notary Public  
My Commission Expires:________________________
EXHIBIT A

LEGAL DESCRIPTION OF BENEFITED PARCEL

Lot 3 and Lot 4 in Block 16 in Lincoln Avenue Gardens, being a Subdivision of part of the North ¼ of the Southwest ¼ of fractional Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded February 11, 1927 as Document No. 9548461, in Cook County, Illinois

EXCEPTING THEREFROM:

That part of Lot 3 in Block 16 in Lincoln Avenue Gardens, being a Subdivision of part of the North ¼ of the Southwest ¼ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, Lying North of a Line Drawn from a Point on the West Line of Lot 3, 7.29 Feet South from Northwest Corner of Lot 3 to a Point on the East Line of Lot 3, 5.00 Feet South from Northeast Corner of Lot 3, in Cook County, Illinois

AND

Lots 5, 6, 7, 8 and 9 in Block 16 in Lincoln Avenue Gardens, a Subdivision of part of the North ¼ of the Southwest ¼ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 6649 North Lincoln Avenue, Lincolnwood, Illinois 60712 and part of 6653 North East Prairie Road, Lincolnwood, Illinois 60712

PINs: 10-35-312-005-0000; 10-35-312-006-0000; 10-35-312-007-0000; 10-35-312-008-0000; 10-35-312-015-0000; and 10-35-312-024-0000
EXHIBIT B

LEGAL DESCRIPTION OF BURDENED PARCEL

Lot 1, Lot 2 and the North 6.0 feet of Lot 3 in Block 16 in Lincoln Avenue Gardens, being a Subdivision in the North ¼ of the Southwest ¼ of fractional Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded February 11, 1927 as Document 9548461, in Cook County Illinois

Commonly Known as: 6659 North East Prairie Road, Lincolnwood, Illinois

PIN: 10-35-312-001-0000 and 10-35-312-002-0000
EXHIBIT C

LEGAL DESCRIPTION OF STRIP

That part of Lot 3 in Block 16 in Lincoln Avenue Gardens, being a Subdivision of part of the North ½ of the Southwest ¼ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, Lying North of a Line Drawn from a Point on the West Line of Lot 3, 7.29 Feet South from Northwest Corner of Lot 3 to a Point on the East Line of Lot 3, 5.00 Feet South from Northeast Corner of Lot 3, in Cook County, Illinois

Common Address: Part of 6653 North East Prairie Road, Lincolnwood, Illinois 60712

PIN: 10-35-312-024-0000
PLAT OF SURVEY

by

ANDREW SPIEWAK LAND SURVEYOR, INC.

of

THAT PART OF LOT 3 IN BLOCK 16 IN LINCOLN AVENUE GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 3, 7.29 FEET SOUTH FROM NORTHWEST CORNER OF LOT 3 TO A POINT ON THE EAST LINE OF LOT 3, 5.00 FEET SOUTH FROM NORTHEAST CORNER OF LOT 3, IN COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION OF EASEMENT FOR CONCRETE FOOTING:

THE SOUTH 1.67 FEET OF THAT PART OF LOT 3 IN BLOCK 16 IN LINCOLN AVENUE GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 3, 7.29 FEET SOUTH FROM NORTHWEST CORNER OF LOT 3 TO A POINT ON THE EAST LINE OF LOT 3, 5.00 FEET SOUTH FROM NORTH EAST CORNER OF LOT 3, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:

6653 N. E. PRAIRIE RD. 
LINCOLNWOOD, ILL. 60712
P.I.N. N/A
LAND AREA ± 767 sq. ft.

Legend

[Diagram with measurements and dimensions]

STATE OF ILLINOIS
COUNTY OF COOK

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No. 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREBY DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 23rd DAY OF DEC. A.D. 2016.
CHICAGO, ILLINOIS, DATE OF PLAT 29th DAY OF DEC. A.D. 2016

BY

ANDREW SPIEWAK LICENSE No. 035.003178
LICENSE EX-PR35113 11/30/2018

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL
Chapter 16. Subdivision Regulations

Article 4. SUBDIVISION REVIEW PROCESS

16-4-5. Final plat review.

(A) Filing; deadline; general review.

(1) An application for approval of a final plat of subdivision shall be filed with the Village Director of Community Development, in full compliance with Section 16-3-3 of this Code, at least 30 days before the meeting of the Plan Commission at which it is to be considered.

(2) The Village Director of Community Development shall review the final plat for general completeness, for compliance with requirements of law, including, without limitation, the application requirements established in this Chapter 16, for compliance with the approved preliminary plat, any modifications and conditions imposed on the preliminary plat, and for technical accuracy. Within 15 days after the date of filing of the application, the Director shall notify the applicant either that the application has been accepted for processing or that the application may not be processed because of deficiencies or inaccuracies in it. Every deficient or inaccurate application shall be returned to the applicant. If the Director determines that the application should be accepted for processing, then the Director shall refer the application to all appropriate staff members and committees for review.

(B) Scheduling of public meeting. After receipt of all required information, payment of all required fees, and satisfactory general review pursuant to Section 16-4-5(A) of this Code, the Village Director of Community Development shall notify the applicant of the date that the application will be conditionally scheduled for review at a public meeting of the Plan Commission. Such date shall be determined in light of the Plan Commission’s pending docket and the notification deadlines as set forth in this Section 16-4-5.

(C) Notice of public meeting.

(1) When required. Notice of a public meeting of the Plan Commission to review an application for final plat approval shall be required only for those applications for which final review only is required in accordance with Section 16-4-2 of this Code or for which combined preliminary and final review has been allowed or approved pursuant to Section 16-4-3 of this Code. No public notice shall be required for those applications for which notice was provided during preliminary plat review in accordance with and pursuant to Section 16-4-4(B) of this Code.

(2) Notice requirements. When notice of a public meeting of the Plan Commission to review an application for final plat approval is required, the applicant shall, upon the conditional scheduling of a public meeting of the Plan Commission, comply with all notice requirements set forth in Section 16-4-4(B)(2) of this Code.
Rescheduled. If the notices required pursuant to this Section 16-4-5(C) cannot be mailed and posted within the required time periods, then the public meeting of the Plan Commission shall be rescheduled to ensure that such notice periods can be satisfied.

(D) Determination of completeness of application. Provided that the Village Director of Community Development makes a general determination of completeness pursuant to Section 16-4-5(A)(2) of this Code, and provided the notices are timely given in accordance with Section 16-4-5(C) of this Code, then the applicant shall deliver a completed certificate of notice to the Director not later than the date of the scheduled public meeting (and, if delivered sooner, shall be deemed delivered on the date of the scheduled public meeting). The delivery of such completed certificate of notice shall be the final element of the application for final plat approval and shall represent the completion of the applicant’s application for purposes of any statutory periods for undertaking and completing the Village’s review of an application for final plat approval; provided, however, that any material change to such application after the commencement of the public hearing shall be deemed the filing of a new item in support of the application and shall restart any such statutory review period.

(E) Action by Plan Commission. Within 15 days after the commencement of the public meeting to review the application for final plat approval (or such longer period to which the applicant may agree), the Plan Commission shall recommend whether the final plat should be approved, approved with modifications or conditions, or disapproved; and shall transmit such recommendation to the Board of Trustees. The Plan Commission may recommend approval of a final plat subject to certain conditions or modifications as are deemed necessary in the interests and needs of the community. The failure of the Plan Commission to act within the time period specified in this Section 16-4-5(E), or such further time to which the applicant may agree, shall be deemed to be a recommendation of the Plan Commission to approve the final plat.

(F) Action by Board of Trustees. The Board of Trustees, within 45 days after receipt of the report of the Plan Commission, shall disapprove the final plat or shall approve it by ordinance or resolution duly adopted. Any approval of a final plat may be subject to certain conditions or modifications as are deemed necessary in the interests and needs of the community. If the Board of Trustees disapproves the final plat, then the Village Director of Community Development shall notify the applicant in writing of the reasons stated for such disapproval. The failure of the Board of Trustees to act within the time period specified in this Section 16-4-5(F), or such further time to which the applicant may agree, shall be deemed to be a decision of the Board of Trustees disapproving the final plat. Approval of a final plat shall not entitle the applicant to any other approval or issuance of any permit until after all of the standards and procedures for such other approval or issuance of a permit have been satisfied, and such approval shall be subject in any event to the requirements of Section 16-4-5(G) of this Code.

(G) Final engineering plans. Except as specifically provided otherwise by the Board of Trustees, no final plat of subdivision shall be approved by the Board of Trustees until after all required final engineering plans for the subdivision have been approved in accordance with the provisions of this Chapter 16.
Subject Property:
6755 Cicero Avenue. Southeast corner of Pratt and Cicero Avenues

Zoning District:
B2, General Business

Petitioner:
Phil Stefani, Property Owner

Nature of Request:
Multiple Special Uses, Special Sign and Variation requests (see detail below)

Notification:

Zoning Relief Requested:
1. Special Use required for any restaurant over 5,000 sq. ft. in the B2 Zoning District (Village Code Chapter 15, Section 3.04 and Table 4.01.1)
2. Special Use required to permit parking in the Front Yard Setback (Pratt Avenue) and the Corner Side Yard Setback (Cicero Avenue) (Village Code Chapter 15, Section 7.06(5))
3. Special Use to allow a business within 150’ of a residentially-zoned property to operate after 11:00 P.M. on any day (Village Code Chapter 15, Section 4.07(15)).
4. Variation for reduced Transition Yard across East Property Line, from 30’ to 10’ (Village Code Chapter 15, Section 4.07(3)(a)
5. Variation to waive the requirement for a minimum 10’ landscaped buffer along the South Property Line.
6. Variation from off-Street parking requirements to reduce requirement from 55 spaces to 51 provided (Village Code Chapter 15, Section 7.10)
7. Variation to permit parking spaces and drive aisles in a parking lot to be less than the minimum required standards (Village Code Chapter 15, Section 7.06(6))
8. **Variation** to reduce the Off-Street Parking Perimeter Landscaping area along Pratt Avenue from 8’ to 3’ and eliminate along Cicero Avenue (Village Code Chapter 15, Section 6.14(1))

9. **Variation** to reduce/eliminate the interior landscaped parking lot island requirement (Village Code Chapter 15, Section 6.14(2))

10. **Variation** to reduce the minimum foundation landscaping area from 6’ to 3’ or eliminate in some locations (Village Code Chapter 15, Section 6.15)

11. **Special Sign Approval** to permit a pole/pylon sign (Village Code Chapter 15, Section 11.04(1) & Village Code Chapter 15, Section 11.10(iv))

12. **Variation** to permit a Special Sign (pole/pylon sign) with a sign face greater than the maximum permitted 48 sq. ft. (Village Code Chapter 15, Section 11.10((1)(iv)(3))

13. **Variation** to permit a Pole/pylon sign closer than 10’ to an exterior property line (Village Code Chapter 15, Section 11.10(iv)(5))

14. **Variation** to allow an illuminated freestanding sign within 75’ of a residentially-zoned district (Village Code Chapter 15, Section 11.07(5))

15. **Variation** to allow a wall sign on the north elevation of the building that is greater than the maximum permitted area (Village Code Chapter 15, Section 11.04(2)(iii)(1))

16. **Variation** to permit less than 75% of each exterior building elevation to maintain the required high-quality materials (Village Code Chapter 15, Section 6.04(3)(b))

17. **Variation** to permit masonry stucco as more than a minor or accent building material (Village Code Chapter 15, Section 6.04(4))

**Total Zoning Relief required: Three Special Uses, One Special Sign Approval and Thirteen Variations.**

**Summary of Request:**

Phil Stefani of Stefani Restaurant Group (“Petitioner”), property owner of 6755 N. Cicero Avenue, seeks Special Use and Variation approvals to redevelop the property with a new Stefani’s Osteria & Bar. This property formerly housed the Kow Kow restaurant from 1989 – 2015, and Trattoria Gallo for approximately 40 years prior to Kow Kow. The property is approximately 31,817 square feet in area and is a corner lot with frontage on W. Pratt Avenue (Front Yard) and N. Cicero Avenue (Corner Side Yard). The existing building is approximately 4,300 sq. ft. in area.

The Petitioner seeks to demolish the front two-thirds of the existing restaurant building, retaining the eastern 1/3 of the building where all the utility connections are maintained, as well as the partial basement and the existing building foundation. There are currently two curb cut access points on N. Cicero Avenue and one on W. Pratt Avenue.

The Village’s Comprehensive Plan, updated in 2016, designates the future land use for this property as “Local/Corridor Commercial”. Restaurants are a use envisioned in this land use designation.

As is evident by the amount and degree of Zoning relief requested, the re-introduction of a restaurant use on a site with a building developed decades ago, is not necessarily conducive to meeting all of the Village’s Codes and requirements. However, if a restaurant were to have re-used the existing building as is, with nothing other than required maintenance performed, the Village would likely not have had the opportunity to realize the improvements that are being
made on the site. The proposal before you represents a significant improvement on this site, but in many ways it will not, and likely could not, meet all of the Village’s Code requirements and remain feasible for restaurant redevelopment. Staff has focused with Stefani’s designers on screening and the introduction of landscaping while minimizing the parking variations, but still providing a building design that vastly improves the previous restaurant building. Unfortunately, the existing building location, curb cuts and parking lot dimensional requirements are such that there is very little opportunity to acquire additional space for perimeter landscape screening or interior parking lot islands, without sacrificing parking spaces. Staff understands that this is an ongoing dilemma that presents itself regularly due to the smaller commercial lots that dominate the Village.

Before the Plan Commission are both the Special Use and Variation requests. The Village of Lincolnwood, through Home Rule Authority, has created a process in which the Plan Commission considers Zoning Variations when they area requested along with a Special Use. This process is intended to streamline the hearing process for the benefit of the applicant.

**Special Uses**

**Restaurant over 5,000 sq. ft. in Area:** The Petitioner seeks approval of a restaurant that is approximately 5,425 square feet in area. This is an expansion of approximately 1,125 sq. ft. over the footprint of the existing restaurant building. Per Village Code, “Eating and Drinking Establishment” in most commercial Zoning Districts in which such a use is permitted must secure a Special Use. Currently, there are several restaurant uses in the Village that are over 5,000 sq. ft. in area and a few that are similarly located next to single-family residential property, including Psistaria Greek Taverna, the former Whistlers Restaurant, and L. Woods.

**Front and Corner Side Yard Setback Parking:** Zoning Code section 7.06(5) permits off-street parking in any yard except a front Yard and a yard abutting a street (Corner Side Yard). In order to install off-street parking in these yards, a Special Use is required. The Village Modified the review process for zoning relief associated with this type of request a little over a year ago. Instead of seeking a Variation for parking in these required Yards, the Village now requires a Special Use. Given the minimal depth of this lot, similar to many commercial lots, providing parking without encroaching in a required Front or Corner Side Yard can be difficult.
Business Hours adjacent to Residential Property: The Zoning Code prohibits any business within 150’ of residentially-zoned property to operate after 11:00 P.M. any day of the week. As is the case with most full-service restaurants, Stefani’s is proposing to remain open later than 11:00 P.M. on weekends. While the main portion of the restaurant will likely close earlier, the bar will remain open. Occupancy in the building will undoubtedly be significantly less at that time of the evening. Direct access to two arterial roadways reduces the likelihood of late-night traffic utilizing residential streets to leave the property.

Variations
Reduced Transition Yard Variation: Zoning Code Section 4.07(3)(a) requires a Transitional Yard to act as a buffer when a commercially-zoned property is located adjacent to a residentially-zoned property. This Transition Yard is essentially a Building Setback that is required to be equal to or greater than the setback of the adjacent residential zoning district. In this case, the single-family residential zoning to the east of the property falls into two Zoning Districts, R-3 and R-2, both of which maintain a Rear Yard setback adjacent to the proposed Stefani’s restaurant property. The required Rear Yard setback in those districts is 30’, so the required Transitional Yard along the east property line of the Stefani’s site would be 30’. The Walk-in cooler at the rear of the restaurant building is approximately 10’ from the East property Line and the closest building wall of the restaurant (which is an existing wall that is being preserved) is 18’ from the east property line. Neither complies with this requirement.
Landscaped Buffer between Zoning Districts: The Petitioner is requesting relief from Zoning Code Section 6.16, which requires a minimum 10’ landscaped setback and screening area along the length of any property line in commercial Zoning Districts where they are adjacent to residentially-zoned property. The buffer along the south property line, separating the Stefani’s property from the R-4 townhouse development to the south is approximately 5’ wide, and contains the overhang from existing large evergreen trees planted along the property line on the property to the south and a limited number of new Arborvitae (columnar evergreens) in an area along the 5’ landscaped strip provided where there is room to provide new plantings. Given the large scale of the existing evergreen trees on the adjacent property, the Landscape Architect felt it was best to preserve the unplanted green space adjacent to these trees. The alternate to the 10’ wide landscaped buffer is a 5’ wide landscaped buffer adjacent to an 8’ tall masonry wall. The Petitioner is providing a masonry wall, painted white, along the entire east property line, however, the 5’ wide landscaping area is not present in the area behind the restaurant where the trash enclosure and utilities yard is located, so while it may not be practical, it does not meet the Code requirement.
Off-Street Parking Requirement Variation: The Petitioner is requesting relief from Section 7.10 of the Zoning Code to reduce the required number of parking spaces for a 5,425 sq. ft. restaurant from 55 (1 per 100 sq. ft. of Floor Area) to 51 spaces. Given the lot layout and the size of the building, there are no further opportunities to add more parking to the site. However, staff has been informed that Stefani’s has negotiated an agreement with the church at the southwest corner of W. Pratt Avenue & N. Kilpatrick Avenue to utilize their parking lot to valet park during peak restaurant hours.

Parking Lot Dimensions: The Petitioner is requesting relief from Zoning Code Section 7.06(6) to permit the north-south drive aisle in front of the restaurant entry and the east-west drive aisle south of the restaurant to be 22’6” and 23’6” respectively, rather than the required 24’ drive aisle dimension. In addition, it is requested that the parking stall depth for the spaces south of the building be permitted to be 17’6”, rather than the required 18’ stall depth. The drive aisle and stall depth conditions for which relief is requested are existing conditions on the site and have been utilized as such for many years.

Perimeter Landscaping Area Variation: Zoning Code Section 6.14(1) requires that every off-street parking lot or parking area shall be setback, buffered and screened from public view by a perimeter landscaped area a minimum 8’ wide. This landscaped area is to be a densely planted hedge or shrub row, 75% semi-opaque, and planted at 30” tall. The petitioner is requesting that the Cicero Avenue Perimeter Landscaped Area be eliminated and the Pratt Avenue Perimeter Landscaped Area be reduced to approximately 3’ wide, with the required 30” tall hedge row. Given the constraints of the parking stall length and aisle width requirements, the petitioner was unable to provide the required Perimeter landscaped Area along Cicero Avenue, but has designed a 4’ wide planting area with a 30” tall hedge row in the right-of-way on the west side of the existing sidewalk. While the landscape screen would not be on the property, it would be intended to provide some screening and break-up the view toward the parking lot with vegetation.
Interior Parking Lot Landscaping Variation: The Petitioner is requesting relief from Zoning Code Section 6.14(2), which requires planting islands equal in area to a parking space be located at each end of a parking row. There are several locations throughout the site where this parking lot island requirement has not been satisfied. While the Petitioner has provided a new narrow landscaped island, containing ornamental grasses, in the middle of the parking lot, it also does not meet the required size nor does it provide the required tree.

Foundation Landscaping Variation: Zoning Code Section 6.15 requires a minimum 6' planting area along the front and sides of all commercial buildings, except for building entryways and sidewalks, as may be permitted. Foundation planting, approximately 3' in width, is provided along the north and south sides of the building, however, there is no foundation landscaping along the front (west façade) of the building, due to the required drive aisle width to the west of the building entryway.
Special Sign Approval: The Petitioner is proposing to re-use the existing Kow Kow restaurant free-standing sign structure. The proposal is to remove the stylized roof of the sign and utilize the existing pole structure, with one of the two poles wrapped in a metal “sleeve” in a light gray color to match the building. The sign content is minimal, including the name of the restaurant in individual cut, halo-lit letters (in which light does not shine through the letter itself, but washes on to the background). Per Village Code Section 11.10(iv), a pole or pylon sign can be permitted only through Special Sign approval. Pole/pylon signs can be no taller than 18’ in height and must meet certain sign area and setback requirements (see below).

Special Sign Area Variation: Zoning Code Section 11.10(1)(iv)(3) permits a maximum sign face area for a Special Sign of 48 sq. ft. per sign face for a single-tenant property. Sign Face is defined as “Any sign surface upon, against or through which the message of the sign is exhibited.” In the case of a monument sign, that includes the background of the sign. In this case, the background that constitutes the sign panel upon which the letters are exhibited is a total of 71.6 sq. ft.

Pole/Pylon Sign Setback Variation: The petitioner is requesting relief from Zoning Code section 11.10(iv)(5) which requires a pole/pylon sign to be setback a minimum of 10’ from any exterior property line. The Petitioner has proposed to use the existing pole sign structure, which is approximately 4’ from the west property line and 5’ from the north property line.
Illuminated Freestanding Sign Setback Variation: Zoning Code Section 11.07(5) prohibits illuminated freestanding signs from being located within 75’ of any Residential Zoning District. In this case, while the freestanding sign is not within 75’ of a property with a residential structure, it is within 75’ of the R-1 Residential Zoning District, which begins in the middle of Cicero Avenue, and stretches west across the Edens Expressway. In this case, it appears this is an anomaly and the intent of protecting residential properties from the glare of an illuminated freestanding sign is not an issue.

Signable Wall Area Variation: The Petitioner is requesting relief from Village Code Section 11.04(2)(iii)(1) which limits the size of a Wall Sign to 1/3 of the Signable Wall Area. A Signable Wall Area is limited to the area within architectural details such as a fascia or cornice. In this case, the Signable Wall Area for the North Elevation sign is located between the two horizontal architectural bands. The vertical dimension of that area is approximately 2’9” and the horizontal dimension is 12’, for a Signable Wall Area of 33 sq. ft. As a result, the maximum area of the Wall Sign on the North elevation is 11 sq. ft. (1/3 of the Signable Wall Area). The proposal is for a sign that is 16.8 sq. ft. in area.

Building Materials Variation: Zoning Code Section 6.04(3)(b) requires that “Not less than 75% of each exterior building elevation shall incorporate high-quality materials . . .” A list of permitted materials can be found in the Zoning Code, and includes materials such as brick, various stone types and glass. The proposed Stefani’s Restaurant building elevations incorporate a significant amount of glass on three sides of the building, however, the permitted “high quality” materials are less than 75% of the exterior building elevations on three out of four elevations. The West Elevation (facing Cicero Avenue) is approximately 40% stucco, the North Elevation (facing Pratt Avenue) is approximately 33% stucco, the East Elevation (rear
façade facing toward the masonry wall separating properties) is approximately 29% stucco and the South Elevation is compliant at approximately 15% stucco. Only one of the four elevations meets the requirement of high-quality materials. Overall, looking at all four elevations, the overall percentage of stucco on the entire building is approximately 30%.

Masonry Stucco Usage – Variation: The Petitioner is requesting relief from Zoning Code Section 6.04(4) which prohibits the use of masonry stucco as anything more than a “minor or accent building material.” On three of the four proposed building elevations masonry stucco represents more than a minor or accent building material.

Conclusion
Property Owner Phil Stefani seeks Special Uses, Special Sign Approval and certain Variations to allow redevelopment of the Kow Kow restaurant building into a new Stefani’s Osteria & Bar at 6755 N. Cicero Avenue.

Staff convened the Development Review Team on February 15, 2017. Attached is the report from that review along with responses from the Petitioner in blue. Included in this document are review comments from each participating department representative. It should also be noted that several Plan Commissioner’s previously brought up an issue regarding the walk-in cooler fan/motor being a potential noise concern. The Architect has informed staff that the fan for the walk-in cooler will not be on the cooler itself, but will be located on the building rooftop, inside the mechanical screen. He also noted that the system will generate less sound than the typical HVAC units in that same area of the rooftop (this concern is addressed further in the recommendations noted below). Staff has received no inquiries from the public on this project.

If the Plan Commission determines it is appropriate to recommend approval of the Special Uses, Special Sign Approval and Variations, staff recommends the following conditions:

1) An Agreement from the Owner to maintain the hedgerow proposed in the Cicero Avenue right-of-way.
2) Painting of the masonry wall (proposed to be painted white) be permitted only on the west side of the wall, facing into the restaurant site. The masonry wall side facing the residential properties to be painted only if agreed to by all the residential properties adjacent to the wall.
3) Sound from the walk-in cooler fan/motor to comply with the Environmental Performance Standards for Noise and Vibration, detailed in the Zoning Code, at the property line between the restaurant and residentially-zoned property. Any testing that is necessary to be undertaken to confirm compliance is to be at the Petitioner’s expense.
4) Provide a copy of the off-site parking agreement between Stefani’s and the Korean Bethany Presbyterian Church at 4707 W. Pratt Avenue.
5) Prior to issuance of a Certificate of Occupancy, a security plan for the building and property shall be submitted and approved by the Police Chief.
6) Prior to occupancy, install a Fire Department knox box (key box) at the entrance(s) chosen by the Fire Department.
Documents Attached
1. Public Hearing Special Use & Variation Applications
2. Responses to Special Use & Variation Standards
3. Development Review Team Responses from Petitioner
4. Plat of Survey
5. Proposed Plans
6. Site Photos
VILLAGE OF LINCOLNWOOD  Public Hearing Application  Community Development Department  Special Use and PUD

SUBJECT PROPERTY

Property Address: 6755 N. Cicero Ave, Lincolnwood, IL
Permanent Real Estate Index Number(s): See attached
List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
1-story building, trash enclosure, perimeter wood fence
1-story building, trash enclosure, perimeter wood fence
Are there existing development restrictions affecting the property?  Yes  ☑ No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe:

REQUESTED ACTION

☐ Special Use - Residential  ☐ Planned Unit Development (PUD)
☐ Special Use - Non-Residential  ☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: Special use request for a restaurant greater than 5,000 SQ.FT., parking count & free standing sign placement.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): (List all Beneficiaries if Trust)
Name: Phil Stefani
Address: 1033 W. Van Buren, 5th Fl
Telephone: (312) 275-9000 Fax: (___) E-mail: claudio@stefanigroup.com

Petitioner: (if Different from Owner)
Name: Phil Stefani Relationship to Property: Managing Member
Address: 1033 W. Van Buren, 5th Fl, Chicago, IL 60607
Telephone: (312) 275-9000 Fax: (___) E-mail:
REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

- Plat of Survey ✓
- Site Plan ✓
- Proof of Ownership ✓
- Floor Plans ✓
- Applicable Zoning Worksheet □
- Photos of the Property ✓
- PDF Files of all Drawings ✓
- Elevations ✓

*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 severely 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: Phil Stefani
Address: 1033 W. Van Buren, 5th Fl
City, State, Zip: Chicago, IL 60607

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: Phil Stefani
Signature
Print Name
Date

PETITIONER: (if Different than Property Owner)

Signature
Print Name
Date
To be approved, each Special Use request must meet certain specific standards. These 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 Special Use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

See attached document at the end of this application.

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

3. Please explain how this Special Use would not cause substantial injury to the value of other property in the neighborhood in which it is located.
4. The Special Use is consistent with the goals and policies of the Comprehensive Plan.

5. The Special Use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying Zoning District.

6. Please explain how the Special Use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

7. Please explain how the Special Use is so designed to provide ingress and egress to minimize traffic congestion on public streets.
# Plan Commission

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# Zoning Board of Appeals

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* 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: 6755 N. Cicero Ave, Lincolnwood, IL
Permanent Real Estate Index Number(s): See attached
Zoning District: B2 Lot Area: 31,817.73 Sq Ft
List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

1-story building, trash enclosure, perimeter wood fence

Are there existing development restrictions affecting the property? ☐ Yes ☑ No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe:

REQUESTED ACTION

☐ Variation – Residential
☐ Variation – Non-Residential
☐ Variation – Off-Street Parking
☐ Variation – Design Standards

☐ Variation – Signs/Special Signs
☐ Minor Variation
☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: Document attached at the end of this application provides description of the requested Variations.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): (List all Beneficiaries if Trust)
Name: Phil Stefani
Address: 1033 W. Van Buren, 5th Fl
Telephone: (312) 275-9000 Fax: ( ) E-mail: claudio@stefanigroup.com

Petitioner: (if Different from Owner)
Name: Phil Stefani Relationship to Property: Managing Member
Address: 1033 W. Van Buren, 5th Fl, Chicago, IL 60607
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NOTICE OF REASONABLE ACCOMMODATION PROCESS

An alternate process is provided by the Village for persons with disabilities or handicaps who seek a Reasonable Accommodation from the Zoning Code regulations in order to gain equal access to housing. If you seek a Reasonable Accommodation from the Zoning Code based on disability or handicap, do not complete this application form, but rather a separate application for Reasonable Accommodation. For more information on this process, consult Section 4.06(3) of the Zoning Code, or contact the Community Development Department at 847.673.7402.
REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

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COST REIMBURSEMENT REQUIREMENT

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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 also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. 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:

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PETITIONER: (if Different than Property Owner)

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Print Name

Date
VARIATION STANDARDS

To be approved, each Variation request must meet certain specific standards. These 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.

   See attached document at the end of this application for a detailed explanation of requested variances.

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.

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.

4. The Variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.
5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

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.

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

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

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

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

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

12. The proposed sign conforms with the design and appearance of nearby structures and signs.
# Public Hearing Fees and Deposit Schedule

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<tr>
<td>Minor Variation</td>
<td>$125</td>
<td>NA</td>
</tr>
<tr>
<td>Sign Variation/Special Signs</td>
<td>$500</td>
<td>NA</td>
</tr>
</tbody>
</table>

* 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.
SPECIAL USE – RESTAURANT

1. **The special use is necessary for the public convenience at that location, and the subject property is deemed suitable for the use:** The site is presently a closed restaurant that had operated at the southeast corner of the intersection for years as it served the local community. The intended use is for a new restaurant on the same site and footprint that will better and successfully meet the needs of the community. The site already has the infrastructure, parking, access and landscape screening for a restaurant. The history of the site, previously being a restaurant, indicates that the new restaurant will not impact the neighborhood in any way that it was not previously impacted other than the new restaurant will be open for their use and convenience.

2. **The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:** The site presently has curb cuts on both Pratt and Cicero. The one curb cut closest to the intersection is proposed to be closed for driver and pedestrian safety. The operator intends to operate the facility in accordance with all Cook County Health Department standards and will utilize the new proposed trash enclosure, presently there is none, for refuse and receiving.

3. **The special use would not cause substantial injury to the value of other property in the neighborhood in which it is located:** The existing restaurant is presently an eyesore and in a state of great disrepair. The same is true for the parking lot and site. The new restaurant proposed to sit on the same footprint as the old restaurant building, will be new construction of the finest quality and design. The parking lot is to be resurfaced. The landscaping upgraded and substantially enhanced. And, the operation will service the neighborhood and community at large. All providing for a successful operation bringing greater value to the neighborhood.

4. **The special use is consistent with the goals and policies of the comprehensive plan:** The site is slated as an open and thriving restaurant in the Comprehensive Plan. The present closed condition does not meet that goal. A new successful restaurant will.

5. **The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district:** The site is presently a restaurant which does not in any way impede the development of surrounding property. The new restaurant will enhance new possible development in the neighborhood.

6. **The special use is designed to provide adequate utilities, access roads, drainage, or necessary facilities:** The site is presently a restaurant with adequate utilities and access.
The site drainage will be designed in accordance with the Village Stormwater Best Practices and in coordination with the Metropolitan Water Reclamation District of Greater Chicago.

7. **The special use is designed to provide ingress and egress to minimize traffic congestion on public streets.** As mentioned in item 2, one of the curb cuts is proposed to be closed for improved safety, reduced congestion at the intersection, and better traffic flow. The other two access points will provide adequate ingress and egress and will be signed under the direction of the police department.

**SPECIAL USE – PARKING**

1. **The special use is necessary for the public convenience at that location, and the subject property is deemed suitable for the use:** The existing site parking is in the front and side yards at the intersection and not adjacent to any neighbors. The parking provides for a public convenience for the use of the community while visiting the restaurant.

2. **The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:** The parking is configured in accordance with the Village guidelines and one of the existing curb cuts is proposed to be eliminated for public safety. The new parking lot configuration allows for better traffic flow.

3. **The special use would not cause substantial injury to the value of other property in the neighborhood in which it is located:** The parking at the intersection and is as far away from the south and east residential as reasonably possible, thus not effecting property values. The existing restaurant is presently an eyesore and in a state of great disrepair. The same is true for the parking lot and site. The new restaurant, while it is proposed to sit on the same footprint as the old restaurant building, will be new construction of the finest quality and design. The parking lot is to be resurfaced. The landscaping upgraded and substantially enhanced. And, the operation will service the neighborhood and community at large. All providing for a successful operation bringing greater value to the neighborhood.

4. **The special use is consistent with the goals and policies of the comprehensive plan:** This site is not in the Comprehensive Plan. The goal, however, is to maintain the commercial use. The present closed condition does not meet that goal. A new successful restaurant will.

5. **The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district:** The site is presently a restaurant which does not in any way impede the development of surrounding property. The new restaurant will enhance possible new development in the neighborhood.
6. **The special use is designed to provide adequate utilities, access roads, drainage, or necessary facilities:** The site is presently a restaurant with adequate utilities and access. The site drainage will be designed in accordance with the Village Stormwater Best Practices and in coordination with the Metropolitan Water Reclamation District of Greater Chicago.

7. **The special use is designed to provide ingress and egress to minimize traffic congestion on public streets.** As mentioned in item 2, one of the curb cuts is proposed to be closed for improved safety, reduced congestion at the intersection, and better traffic flow. The other two access points will provide adequate ingress and egress and will be signed under the direction of the police department.

**SPECIAL USE – RESTAURANT HOURS**

1. **The special use is necessary for the public convenience at that location, and the subject property is deemed suitable for the use:** The property was previously used as a restaurant. It will serve the community through reasonable hours and the owners will insure that it does not provide a negative impact on the neighborhood.

2. **The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:** The vacant site is currently an eyesore and redeveloping a restaurant on this site will bring vitality to the area, rather than a potentially unsafe vacant building.

3. **The special use would not cause substantial injury to the value of other property in the neighborhood in which it is located:** The property was previously used as a restaurant for many years, and to our knowledge was not a detriment to the surrounding neighborhood. There is already another commercial use on the property across Pratt.

4. **The special use is consistent with the goals and policies of the comprehensive plan:** The site is slated as an open and thriving restaurant in the Comprehensive Plan. The present closed condition does not meet that goal. A new successful restaurant will.

5. **The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district:** The site is presently a restaurant which does not in any way impede the development of surrounding property. The new restaurant will enhance new possible development in the neighborhood.

6. **The special use is designed to provide adequate utilities, access roads, drainage, or necessary facilities:** The site is presently a restaurant with adequate utilities and access. The site drainage will be designed in accordance with the Village Stormwater Best Practices and in coordination with the Metropolitan Water Reclamation District of Greater Chicago. This is not affected by the hours the restaurant operates.
7. The special use is designed to provide ingress and egress to minimize traffic congestion on public streets. As mentioned in item 2, one of the curb cuts is proposed to be closed for improved safety, reduced congestion at the intersection, and better traffic flow. The other two access points will provide adequate ingress and egress and will be signed under the direction of the police department.

SPECIAL SIGN

1. The Special Sign will serve the public convenience at the location of the subject sign; or that the establishment, maintenance or operation of the special sign will not be detrimental to or endanger the visibility, public safety, comfort or general welfare: There has been a sign of the same overall dimensions in this location for decades, which we do not understand to have been a detriment to public safety.

2. The special sign will be in harmony and scale with the architecture of the building(s) in the development and with other signs in the neighborhood: There is a pole sign at the gas station across Pratt Avenue to the north, of a height taller than the permitted 8' tall monument sign.

3. The special sign will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted; nor substantially diminish and impair other property valuations within the neighborhood; nor impair the visibility of adjacent signs: The proposed sign, which is of the same height as the existing sign, but with less overall sign area, will thereby improve visibility of other nearby signs. Since we are not aware of the existing sign causing any detriment, we do not believe the new, smaller sign area will be detrimental.

4. The nature, location and size of the sign(s) involved with the establishment of the special sign will not impede, substantially hinder, or discourage the installation of signs on adjacent property in accordance with this article: There are no other commercial properties that could display signs adjacent or near this sign, with the exception of the gas station, which already has a pole sign.

5. The special sign satisfies all specific requirements and conditions set forth in this section 11.10: With approval of the Variations associated with this Special Sign request, the sign will satisfy the requirements in this section of the Village Code.

6. The special sign shall in all other respects conform to the applicable regulations of this article: With approval of the Variations associated with this Special Sign request, the sign will satisfy the regulations in this section of the Village Code.
VARIATIONS

8. The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan: The below Variations are consistent with the intent of the Zoning Ordinance and Comprehensive Plan.

9. 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: The variations are required due to the existing conditions and configuration of the site and the site only.

10. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district: There are no similar properties in the immediate area exhibiting the characteristics of a vacant, abandoned restaurant requiring redevelopment.

11. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property: The purpose of the variations is to make the site a viable restaurant in lieu of one that is closed.

12. The alleged difficulty or hardship has not been created by any person presently having an interest in the property: The existing conditions were not created by the present owners. They were inherited by the owners when they purchased the property. Their goal is to create a successful business for the community.

13. 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 improvements will enhance the neighborhood and are being planned to provide for a safer use of the site.

14. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property: The owners and their consultants have worked closely with Village staff to minimize the number of variations required.

15. 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 variations are planned not to change the supply of air and light to the adjacent properties and will be built to present life/safety standards. The new restaurant will enhance the neighboring property values.
16. (for Sign Variations) The proposed variation is consistent with the statement of purpose set forth in section 11.01 of this zoning ordinance: The proposed signage meets the requirements of the purpose statement, including promoting the health, safety and welfare by enabling the public to safely and adequately identify the business.

17. (for Sign Variations) The proposed sign complies with any additional standards or conditions set forth in Article XI of this ordinance: The proposed signage complies with all other standards of the Village Sign Code.

18. (for Sign Variations) The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached: The proposed signage is complementary in design to the new building architectural design. The existing sign will look new, as will the rest of the site.

19. (for Sign Variations) The proposed sign conforms with the design and appearance of nearby structures and signs: The proposed signage is similar in style (pole sign) to the business immediately to the north. There are no other commercial businesses in the immediate area. All improvements will add value to the neighborhood.

The Variation Standards are submitted for the following Variations:

1. Variation for reduced Transition Yard
2. Variation to waive the requirement for a minimum 10’ landscaped buffer
3. Variation from off-Street parking requirements to reduce required parking spaces
4. Variation to permit parking lot dimensions to be less than the minimum required standards
5. Variation to reduce the Off-Street Parking Perimeter Landscaping area
6. Variation to reduce the interior landscaped parking lot island requirement
7. Variation to reduce the minimum foundation landscaping area
8. Variation to permit the area of a Special Sign greater than the Code allows
9. Variation to permit a pole sign closer than permitted to a property line
10. Variation to allow an illuminated freestanding sign within 75’ of a residentially-zoned district
11. Variation to allow a wall sign that is greater than the maximum permitted area
12. Variation to permit less than 75% of each exterior building elevation to maintain the high-quality materials defined in the Village Code
13. Variation to permit masonry stucco as greater than a minor accent material
Summary Review
Development Review Team

Proposed New Stefani’s Restaurant
6755 North Cicero Avenue

Review Date: March 10-15, 2017

Nature of Request
Proposed construction of a new 6,140 square foot (7,752 sq. ft. with 1,612 sq. ft. basement) Stefani’s Osteria table-service restaurant, replacing the former Kow Kow Restaurant.

Village Actions Required (based on zoning review)

- Special Use (Village Code Chapter 15, Section 5.17) is required for any restaurant over 5,000 sq. ft. in the B2 Zoning District (Village Code Chapter 15, Section 3.04 and Table 4.01.1) This restaurant is 5,425 sq. ft.
- Special Use (Village Code Chapter 15, Section 5.17) required to permit parking in the Front Yard Setback (Pratt Avenue) and the Corner Side Yard Setback (Cicero Avenue) (Village Code Chapter 15, Section 7.06(5))
- Special Use (Village Code Chapter 15, Section 5.17) to allow a business within 150’ of a residentially-zoned property to operate after 11:00 P.M. on any day (Village Code Chapter 15, Section 4.07(15)).
- Special Sign Approval (Village Code Chapter 15, Section 11.10) to permit a pole/pylon sign (Village Code Chapter 15, Section 11.04(1) & Village Code Chapter 15, Section 11.10(iv))
- Variation (Village Code Chapter 15, Section 5.15) for reduced Transition Yard across East Property Line, from 30’ to 10’ (from Walk-in cooler, which is a structure) (Village Code Chapter 15, Section 4.07(3)(a))
- Variation (Village Code Chapter 15, Section 5.15) from off-Street parking requirements to reduce requirement from 55 spaces to 51 provided (Village Code Chapter 15, Section 7.10)
- Variation (Village Code Chapter 15, Section 5.15) to reduce the Off-Street Parking Perimeter Landscaping area along Pratt Avenue from 8’ to 3’ and eliminate along Cicero Avenue (replaced with 4’ wide planting area in Cicero Avenue right-of-way (Village Code Chapter 15, Section 6.14(1)))
• Variation (Village Code Chapter 15, Section 5.15) to reduce/eliminate the interior landscaped parking lot island requirement (Village Code Chapter 15, Section 6.14(2))
• Variation (Village Code Chapter 15, Section 5.15) to reduce the minimum foundation landscaping area from 6’ to 3’ or eliminate in some locations (Village Code Chapter 15, Section 6.15)
• Variation (Village Code Chapter 15, Section 5.15) to permit a Special Sign (pole/pylon sign) with a sign face greater than the maximum permitted 48 sq. ft. (proposal is for 70 sq. ft.) (Village Code Chapter 15, Section 11.10((1)(iv)(3))
• Variation (Village Code Chapter 15, Section 5.15) to permit a Pole/pylon sign closer than 10’ to an exterior property line. Proposal is as close as 3.5’ (Village Code Chapter 15, Section 11.10(iv)(5))
• Variation (Village Code Chapter 15, Section 5.15) to waive the requirement for a minimum 10’ landscaped buffer along the East and South Property Line. Neither the East or South property line maintains the required masonry wall that would permit a reduction in the landscaped buffer setback to 5’ (Village Code Chapter 15, Section 6.16).
• Variation (Village Code Chapter 15, Section 5.15) to allow an illuminated freestanding sign within 75’ of a residentially-zoned district (Village Code Chapter 15, Section 11.07(5))
• Variation (Village Code Chapter 15, Section 5.15) to permit parking spaces and drive aisles in a parking lot to be less than the minimum required standards (Village Code Chapter 15, Section 7.06(6)).
• Variation (Village Code Chapter 15, Section 5.15) to permit less than 75% of each exterior building elevation to maintain the required high-quality materials (Village Code Chapter 15, Section 6.04(3)(b)).
• Variation (Village Code Chapter 15, Section 5.15) to permit masonry stucco as more than a minor or accent building material (Village Code Chapter 15, Section 6.04(4)).
• Variation (Village Code Chapter 15, Section 5.15) to allow a wall sign on the north elevation of the building that is greater than the maximum permitted area (Village Code Chapter 15, Section 11.04(2)(iii)(1))

**Total Zoning Relief required: Three Special Uses, One Special Sign Approval and Thirteen Variations. Public Notification was sent to the Lincolnwood Review on March 13th.**

**Summary of Staff Review Comments**

A. **Planning & Zoning**

1. Note – The Landscape Plan, Architectural Site Plan, and Geometric plan have a number of inconsistencies in parking and drive aisle dimensions, as well as the material and location of the boundary wall. Please revise and provide consistency.

**RESPONSE: Noted. Inconsistencies have been addressed and all plans have matching dimensions**
2. Building should be designed consistent with Village’s design requirements (Village Code Chapter 15, Section 6.04(3)). Less than 75% of each exterior building elevation consists of high-quality materials, as required. Further, stucco, which is permitted only as a minor or accent building material, is being utilized as a primary building material. Revise Building elevations to incorporate more of the required high-quality materials.

**RESPONSE:** Added masonry material to tower element. See revised drawings.

3. The required “Masonry wall” is one that shall be constructed of masonry product permitted by Village Codes, such as stone or brick. A CMU block wall covered with stucco does not meet that requirement. Revise plans to show a brick or stone wall.

**RESPONSE:** Noted plans show 8'-0” high masonry wall.

4. It is recommended that the pole/pylon sign be revised to at least conform with the maximum permitted area, per Village Code Chapter 15, Section 11.10(1)(iv)(3). In addition, review the Standards that must be met to approve a Special Sign and confirm the standards are established (Village Code Chapter 15, Section11.10(5))

**RESPONSE:** The proposed sign area is less than the existing and is less than the allowable 48 square feet.

5. Consolidate all lots into one lot through a Plat of Consolidation (Requires a Final plat of Consolidation and a Preliminary plat waiver)(Village Code Chapter 16, Section 16-4-3 and 16-3-4) This is a separate Zoning Process, to be reviewed at later date.

**RESPONSE:** Plat of Consolidation drawing is ready. Will be submitted separately.

6. Remove the small sliver landscaped area (containing 10 Daylillies) at the northwest corner of the restaurant, and extend the adjacent sidewalk into this area. Reconfigure the sidewalk to align with the curvature of the adjacent curb. The present design does not allow passengers exiting their vehicles in the valet area to step onto a sidewalk.

**RESPONSE:** Sliver landscaped area has been removed and is now reconfigured as sidewalk. Please see sheet GM1.
7. Insure the drive aisle in front of the restaurant entrance is 24’ from face of curb to face of curb and that there is a minimum 2’ wide sidewalk along the entire front of the restaurant to provide the opportunity for car doors to be opened and for passengers exiting to walk on a sidewalk rather than in the drive aisle.

**RESPONSE:** The proposed drive aisle is 6” wider than existing. See attached Car stack plan for clarification. Variance has been requested for a drive isle of 22.5 feet from face of curb to face of curb.

8. Provide information detailing how vehicles will circulate on the site. It appears problematic for vehicles entering from Pratt to valet park. It also appears difficult for two way traffic to utilize the drive aisle by the restaurant front door when vehicles utilizing the valet stack-up. Provide information detailing how these issues will be resolved.

**RESPONSE:** Please see revised Car Stacking exhibit.

9. Please confirm that pervious pavers are an acceptable material in handicapped-accessible parking spaces.

**RESPONSE:** Documentation will be provided by manufacturer.

B. **Engineering**

**SITE IMPROVEMENT PLANS**
Sheet GN-1
1. The curb details should be revised to remove the reference to the Village of Naperville.

**RESPONSE:** Noted. Please see sheet GN1.

2. The paver detail should be revised to reflect that the concrete retaining curb shall be abutting existing pavement versus turf in this project.

**RESPONSE:** Noted. Please see revised paver detail on sheet GN.

3. The dimensioning of the layer thickness in the paver detail should be consistent with the MWRDGC standard detail found on sheet WMO.
RESPONSE: Noted. Please see revised paver detail on sheet GN.

4. The disconnection of the existing water service on sheet DEMO should be revised to be made at the main under the Cicero Avenue pavement and not within the north parkway.

RESPONSE: Noted. Please see sheet new note on DEMO and refer to UT1 for water main disconnection details.

5. Village staff should inspect the existing sidewalk and roadway curb & gutter along the perimeter of the site to see if any sections should be replaced in conjunction with the proposed development and their removals added to plan sheet DEMO and their construction onto sheet GM1.

RESPONSE: Note has been added to sheet DEMO.

Sheet GM1

6. The type of proposed curbing (B6.12 or B6) should be called out on sheet GM1.

RESPONSE: Noted. Please see note number 6 on sheet GM1.

7. The values of the dimensioned widths of the south parking area is not consistent the values found on Architectural Plan Sheet A1. The two documents shall be coordinated.

RESPONSE: Noted. Inconsistencies have been addressed and all plans have matching dimensions.

8. The dimensioned width of the drive aisle on the west side of the new building varies from that shown on Architectural Plan Sheet A1. The two documents shall be coordinated.

RESPONSE: Variance has been requested for a drive isle of 22.5 feet from face of curb to face of curb. Dimension has been coordinated on all plans.

Sheet UT1
9. The routing of the proposed water service shall be revised to place it within the same excavation in Cicero Avenue that is required to disconnect the existing service line.

RESPONSE: Existing watermain to be abandoned. Please see updated watermain notes on sheet UT1.

10. The proposed water service line should be augered under the Cicero Avenue pavement (in a casing pipe) and terminate with a receiving pit at the point of new connection, if possible, to minimize the pavement disturbance and traffic disruption. We acknowledge that IDOT will have final say over whether they will allow an open-cutting of their pavement or not.

RESPONSE: Proposed water service will be augered under Cicero Avenue with a receiving pit. Please see updated water main notes on sheet UT1.

11. The proposed water service will pass under the existing parking lot storm sewer that will be maintained. The main shall be cased or the storm sewer replaced for 10-feet on either side to provide the required IEPA separation and protection.

RESPONSE: Watermain to be protected with a 20’ casing while maintaining 18” of separation. Please see updated watermain notes on sheet UT1.

12. The proposed north invert in the existing storm structure along Cicero Avenue should be verified as it appears to be higher than the upstream drain tile invert.

RESPONSE: Existing storm structure (R=610.34) along Cicero Avenue has a north invert elevation of 603.79. This is lower than any proposed upstream drain tile invert elevation.

13. The engineer shall verify the invert elevations for the proposed permeable pavement underdrains. Per the WMO standard detail, the invert should be 13.5 inches (1.5+2+10) or 1.13 feet below the top of pavement elevation. The proposed inverts are 1.00 feet below the top of pavement. It may be that the thickness of the paving brick was not factored in.

RESPONSE: Proposed underdrain inverts have been corrected following the WMO standard detail for permeable pavement underdrains. Please see updated invert elevations on sheet UT1.

14. The engineer should verify the bottom elevation of the clean outs. Per the same WMO detail, the bottom of the cleanout should be 19.5 inches (1.5+2+10+6) or 1.63 feet. The proposed inverts are 2.3 to 2.5 feet below the top of pavement.
RESPONSE: Proposed underdrain inverts have been corrected following the WMO standard detail for permeable pavement underdrains. Cleanouts and invert for underdrains are at the same elevation.

Sheet SE1

15. Approximate dates should be added for the work tasks listed under SITE DESCRIPTION, paragraph B.

RESPONSE: Approximate construction dates have been added. Please see sheet SE1.

Sheet SE3

16. The proposed concrete washout area should be relocated from the public parkway along Cicero Avenue onto the project site on sheet SE3.

RESPONSE: Proposed concrete washout has been moved from public parkway along Cicero to project site. Please see SE3 for new location.

Sheet D1

17. A standard detail for the proposed grease interceptor should be added to plan sheet D1.

*Stormwater Comments (#’s 18-21) will follow later.*

CAR STACKING AND AUTO TURNING EXHIBIT
22. The exhibit should be modified to show the movement of a fire vehicle on the site; especially accessing the proposed fire department connection.

RESPONSE: A new Turning Exhibit has been included. Please see attached exhibit.

PHOTOMETRIC PLAN AND LIGHTING CATALOG CUTS
23. The date listed in the Calculation Summary Table shown on the Photometric Plan does not meet the requirements specified in the Village Ordinance Section 6.07, Outdoor Lighting Standards ¶(2)d. The lighting levels are to be as follows for a commercial development:

- Minimum IES Illumination Level = 0.2 fc
- Maximum IES Illumination Level = 2.1 fc
- Maximum to Minimum Ratio = 10.5:1
- Average to Minimum Ratio = 3:1 *
*There were no calculation results listed for these criteria in the Calculation Summary Table.

The photometrics shall be revised accordingly.

RESPONSE: Revised photometric plan attached.

24. Per Village Lighting Ordinance Section 6.07, ¶(2)c, lighting intensity at the property line cannot exceed 0.5 fc. The lighting levels shown in the southeast corner of the site exceed this foot-candle level. The Photometric Plan shall be revised accordingly.

25. The proposed light standard located in the island in the southwest corner of the building is in direct conflict with the proposed water main. Please revise Utility Plan and Photometric Plan accordingly.

26. The plan did not include any site electrical construction details or plans. Please provide a Site Electrical Plan for review which includes light pole foundation details, conduit and wire details, conduit plan electrical connections to the proposed building and information as to how exterior lighting is controlled.

27. The lighting cuts provided for review were generic and did not specify project specific model numbers for the poles and luminaires. Please provide project specific catalog cuts.

28. From the architectural elevations provided for review, there are proposed wall lighting units. These lighting units were not included in the photometric calculations and catalog cuts were not provided for review. Per Section 6.07, ¶(3)b, wall lighting shall be full cut off and fully shielded. Please provide this information in the next submittal and add the wall lighting to the photometric calculations.

GENERAL COMMENTS
29. The next engineering submission shall include a comment response letter.

C. Public Works
1. The plans depict an 8” service line for this property. Staff believes a 6” line may suffice, however, if you choose to go ahead with an 8” is necessary, then there is no concern with it being connected on Cicero.

RESPONSE: Plans have been updated to reflect a 6” sanitary service line.
2. Curb Cuts:
   - Removal of the north entrance on Cicero Avenue should have the concrete removed and curb restored in such a manner that is acceptable to the Village Engineer. Recommend planting an additional parkway tree in this location; the species of which would need to be approved by the Director of Public Works.
   
   **RESPONSE:** No new trees are proposed in right-of-way.
   
   - Any disturbed parkway at both should be restored using topsoil and sod.
   
   **RESPONSE:** Please see note number 4 on sheet GR1.

3. The existing sidewalk appears to be in good condition; however any replacement must meet the existing width.

   **RESPONSE:** Noted.

4. If the developer were to decide to include landscaping within the public right-of-way, it will need to meet the Village’s requirements for line of sight at intersections.

   **RESPONSE:** No new trees are proposed within the public right-of-way.

**D. Landscaping**

1. Please indicate the site lighting and any utility boxes on the landscape plan. It is important to show any proposed standalone poles so that conflicts with proposed trees can be identified and adjusted. It is also good to know where the utility service boxes are located so that they can be screened with landscaping.

   **RESPONSE:** Site lighting locations have been added to the landscape plan as requested.

2. It is important that the mature evergreen trees along the south property line should remain after the proposed development. The existing evergreen trees might be planted on the adjoining property but their effective screening growth occurs on the applicant’s side. The applicant should show preservation techniques for these trees and their overhanging branches.

   **RESPONSE:** No construction work is planned at the south edge of the existing parking lot.
3. It appears there is a wooden fence proposed along the south property line. If so, please confirm it will not impact the existing evergreen trees in that location. Also, please provide a detail of the fence showing material, design and height.

**RESPONSE: The wood fence has been removed from the south property line.**

4. Consider replacing the proposed feather red grass along the east end of the south property line with upright Arborvitae.

**RESPONSE: The Feather Reed Grass have been removed and replaced with Arborvitae as requested.**

5. Provide a concrete pad at the south facade emergency exit door leading through the foundation landscaping area immediately south to the paved parking area.

**RESPONSE: A concrete pad has been added as requested.**

6. Add a note to the Landscape Plan stating that all groundcover shall be planted no less than 12” on-center.

**RESPONSE: The plant palette consists of shade, evergreen and ornamental trees, shrubs, perennials and grasses – ground cover is not proposed.**

**E. Fire Department**

1. The actual load will need to be calculated by the factors indicated in the 2012 *Life Safety Code* “Table 7.3.1.2 Occupant Load Factor”. (Assembly without fixed seating – Unconcentrated – Tables & Chairs – 15 sq. ft. per person net.)

2. A NFPA 13 compliant sprinkler system shall be installed throughout. *(2009 International Fire Code – 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet (464m2).)*

3. The Fire department connection will be a 5" Storz on a thirty-degree turn down.


5. The fire alarm system is required to be connected to the fire department dispatch center by way of the Village of Lincolnwood fire alarm radio network. The fire alarm contractor will be required to coordinate with the Village of Lincolnwood for installation of the radio by the Village’s radio contractor at the completion of the alarm systems installation.

**F. Police Department**
1. We recommend stops signs be installed at both exit driveways. In addition directional signage should be considered at both driveways. No left turns should be allowed onto Cicero Avenue due to traffic congestion of motorists traveling northbound on Cicero. A right turn only sign is appropriate.

RESPONSE: Stop signs and no left turn signs have been added where applicable. Please see sheet GM1.

2. Submit a Security Plan for the new building with approval by the Police Chief prior to issuance of the Certificate of Occupancy to include alarms, sensor lights, video surveillance cameras, and intrusion detectors made visible to potential offenders and to assist in any criminal investigation

3. Ensure that all alcoholic beverage servers obtain certified Beverage Alcohol Sellers/Servers Education & Training (BASSET) as stipulated by the Illinois Liquor Control Commission

Additional Documents Required/Requested
- The calculation of all spaces for occupancy loads, exit requirements, and travel distances to be provided in accordance with 2012 Life Safety Code “Table 7.3.1.2 Occupant Load Factor”
- Roof plan.
- Comprehensive directional sign package.

Recommended Development Approval Conditions
Below are staff’s recommended development conditions:

1) Security Plan
   Prior to issuance of Certificate of Occupancy, a Security Plan for the building and property shall be submitted & approved by the Police Chief

2) Knox Box installation
   Prior to occupancy, install a Fire Department Knox Box (key box) at the entrance(s) chosen by the Fire Department.
Exterior Views
Job Name
STEFANI'S IN LINCOLNWOOD

Bid Date
Mar 20, 2017

Submittal Date
Mar 20, 2017
RE: STEFANI'S IN LINCOLNWOOD

<table>
<thead>
<tr>
<th>Type</th>
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<th>Part</th>
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<tr>
<td>A-T4</td>
<td>BEACON PRODUCTS by Hubbell</td>
<td>VP-L-96NB-220-4K-T4-BLC</td>
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<td>A-T5W</td>
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<td>B-T2</td>
<td>BEACON PRODUCTS by Hubbell</td>
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<td>B-T4</td>
<td>BEACON PRODUCTS by Hubbell</td>
<td>VP-S-24NB-55-4K-T4-BLC</td>
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SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:
- Luminare accepts 100V through 277V, 50 Hz to 60 Hz (UNV) 347V or 480V input.
- Power factor is ≥ .90 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Failure electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Ambient operating temperature -40°C to 40°C
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection - 26KA
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the Wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of day (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

Finish:
- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes 50 hours salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Warranty:
- Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

INSTALLATION:
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

DIMENSIONS

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Weight</th>
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<tr>
<td>29.12&quot;</td>
<td>24.19&quot;</td>
<td>14.25&quot;</td>
<td>4.13&quot;</td>
<td>25.0 lbs</td>
<td>1.0 Rf2</td>
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</tbody>
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MOUNTING OPTIONS

- RA Rectangular Arm
- SP2 2-3/8 OD Slip Fitter
- PK2 2-3/8 Adjustable Knuckle
- WB Wall Bracket

LISTINGS:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
- IDA approved
- 3G rated for ANSI C136.31 high vibration applications with SF2 mounting
- IFS polyester powder-coat electrostatically applied and thermocured.
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.
ORDERING INFORMATION

ORDERING EXAMPLE: VPL/96NB-280/5K/T4/UNV/PCR-TL/GENIXX/BLC/RA/BBT

<table>
<thead>
<tr>
<th>SERIES</th>
<th>ENGINE-WATTS</th>
<th>LED COLOR</th>
<th>VOLTAGE</th>
<th>ELECTRICAL OPTIONS</th>
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<tbody>
<tr>
<td>VPL</td>
<td>64NB-135</td>
<td>3K</td>
<td>UNV</td>
<td>PCR-TL</td>
</tr>
<tr>
<td></td>
<td>135W, LED array</td>
<td>3000K</td>
<td>120-277V</td>
<td>7 pin twist lock recep tacle with photo control</td>
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<tr>
<td>80NB-180</td>
<td>180W, LED array</td>
<td>4K</td>
<td>347V</td>
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<td></td>
<td>235W, LED array</td>
<td>5K</td>
<td>480V</td>
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<td>96NB-220</td>
<td>220W, LED array</td>
<td>4000K</td>
<td>347V</td>
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<td>96NB-305</td>
<td>360W, LED array</td>
<td>5000K</td>
<td>480V</td>
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OPTICS

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<tr>
<td>T1 type I</td>
</tr>
<tr>
<td>T2 type II</td>
</tr>
<tr>
<td>T3 type III</td>
</tr>
<tr>
<td>T4 type IV</td>
</tr>
<tr>
<td>T5R type V, rectangular</td>
</tr>
<tr>
<td>T5Q medium</td>
</tr>
<tr>
<td>T5W type V, round wide</td>
</tr>
<tr>
<td>FR front row auto optic</td>
</tr>
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<td>T1L type 1 left</td>
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<tr>
<td>T1R type 1 right</td>
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<tr>
<td>T2L type 2 left</td>
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<td>T2R type 2 right</td>
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<tr>
<td>T3L type 3 left</td>
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</tr>
<tr>
<td>FRL front row left</td>
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<tr>
<td>FRR front row right</td>
</tr>
</tbody>
</table>

PRECOMMISSIONED SITESYNC ORDERING INFORMATION:
When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync and/or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.


SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync and/or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

Example: VP-L/96NB-220/5K/T4/UNV/PCR-TL/GENIXX/BLC/RA/DBT

SENSE OPTIONS

<table>
<thead>
<tr>
<th>LIGHTING DIMMING</th>
<th>SWPM 2,5</th>
<th>SWP 1,5</th>
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<tr>
<td>MDD motion dimming</td>
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CONTROL OPTIONS

<table>
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<th>CONTROL OPTIONS</th>
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<tbody>
<tr>
<td>Genie-XX energeni</td>
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<tr>
<td>SiteSync Wireless Pre-Commission</td>
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<tr>
<td>SiteSync Wireless Pre-Commission w/ Motion Detection</td>
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</table>

BIRD DETERRENT

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<th>BIRD DETERRENT</th>
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<tbody>
<tr>
<td>BSP bird spike</td>
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</table>

MOUNTING OPTIONS

<table>
<thead>
<tr>
<th>MOUNTING OPTIONS</th>
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</thead>
<tbody>
<tr>
<td>RA rectangular arm for round or square pole mount</td>
</tr>
<tr>
<td>SF2 2 3/8” OD slip-fitter</td>
</tr>
<tr>
<td>PK2 2 3/8” adjustable knuckle</td>
</tr>
<tr>
<td>WB wall bracket (use with SF2 or PK2), SF2 standard</td>
</tr>
</tbody>
</table>

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.
### Specifications

**Intended Use:**
The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

**Construction:**
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consists of an LED engine, LED lamp, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoff screws soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

**Electrical:**
- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV) 347V or 480V input.
- Power factor is ≥ 0.90 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or Higher. 13A rating applies to primary (AC) side only.
- Failure electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Ambient operating temperature -40°C to 40°C.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSC C136.41 external wireless control devices.
- Surge protection - 26KA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-set temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye.
- Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drives. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

**Controls/Options:**
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the Wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

**Finish:**
- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermost TSGC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 pounds.

**Installation:**
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

**Certifications/LISTINGS**

- UL listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration temperatures
- DesignedLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designedlights.org/DLC
- Listed to UL1586 and CEA 22.19250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications with SP2 mounting
- IDA approved

**Warranty:**
- Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

---

**Notes:**

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

Beacon Products • 2041 58th Avenue Circle East, Bradenton, FL 34203 • Phone: 800-345-4928

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ORDERING INFORMATION

ORDERING EXAMPLE: VPL/96NB-280/5K/T4/UNV/PCR-TL/GENIX/BLC/RA/BBT

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<tr>
<th>SERIES</th>
<th>ENGINE-WATS</th>
<th>LED COLOR</th>
<th>VOLTAGE</th>
<th>ELECTRICAL OPTIONS</th>
<th>HOUSE SIDE SHIELD OPTIONS</th>
<th>SENSOR OPTIONS</th>
<th>CONTROL OPTIONS</th>
<th>MOUNTING OPTIONS</th>
<th>FINISH</th>
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</thead>
<tbody>
<tr>
<td>VPL</td>
<td>64NB-135</td>
<td>135W, LED array</td>
<td>UNV 120-277V</td>
<td>7 pin twist lock receptacle</td>
<td>HSS-90 house side shield 90°</td>
<td>SiteSync Wireless</td>
<td>Geni-XX</td>
<td>BSP bird spike</td>
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<td></td>
<td>80NB-180</td>
<td>180W, LED array</td>
<td>347V 347V</td>
<td>Photo control</td>
<td>HSS-180 house side shield 180°</td>
<td>SiteSync Wireless Pre-Commission w/ Motion Detection</td>
<td>Geni-XX</td>
<td>RA rectangular arm for round or square pole mount. Round Pole Adapter included.</td>
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<td>80NB-235</td>
<td>235W, LED array</td>
<td>480V 480V</td>
<td>T4L 7 pin twist lock receptacle w/ shuttling cap</td>
<td>BLC dual power feed</td>
<td>SiteSync Wireless Pre-Commission w/ Motion Detection</td>
<td>Geni-XX</td>
<td>PK2 2 3/8” adjustable knuckle</td>
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<td></td>
<td>96NB-220</td>
<td>220W, LED array</td>
<td>5K 5000K</td>
<td>PCRU 7 pin twist lock receptacle</td>
<td>SWUSB SiteSync loaded on USB flash drive (Windows based only)</td>
<td>Geni-XX</td>
<td>SWF2 2 3/8” OD slip-fitter</td>
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<td>96NB-280</td>
<td>280W, LED array</td>
<td>3K 3000K</td>
<td>2PF 7 pin twist lock receptacle</td>
<td>SWTAB SiteSync Windows Tablet</td>
<td>Geni-XX</td>
<td>SF2 2 3/8” adjustable knuckle</td>
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<td>96NB-395</td>
<td>395W, LED array</td>
<td>4K 4000K</td>
<td>PCRU 7 pin twist lock receptacle</td>
<td>SWBRG SiteSync Wireless Bridge Node</td>
<td>Geni-XX</td>
<td>PK2 2 3/8” adjustable knuckle</td>
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</table>

Notes: 1. Must specify group and zone information at time of order. 2. Specify time delay, dimming level and mounting height. 3. SPEC optic only. 4. To rotate optics left or right 90 degrees, specify L or R after the electrical distribution example T4L. 5. Not available with other control or sensor options. 6. When ordering Geni, specify the routing setting code (example: GEN-04). See Geni brochure and instructions for setting table and options. 7. Not available with Geni optics. 8. Not available for 347V or 480V input.
**VI Jeffrey  S**

**SERIES**

**SMALL VIPER LUMINAIRE**

### SPECIFICATIONS

**Intended Use:**
The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

**Construction:**
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B317 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

**Electrical:**
- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥.90 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F Notice 2.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Grommets are certified by UL for use at 600VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- The housing is designed for an optional twist-tenon or traditional arm mounting available.
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

**Mounting Options:**
- RA Rectangular Arm
- WB Wall Bracket
- SF2 2-3/8" OD Slip Fitter
- PK2 2-3/8" Adjustable Knuckle

**Certifications/Listings:**
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: [http://www.designlights.org/DPL](http://www.designlights.org/DPL)
- Listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration tests
- 3G rated for ANSI C136.31 high vibration applications with SF2 mounting
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.
- The finish is compliant with the IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer.

**Certifications:**
- UL602: Steady 24" arc and 4400 ft-candles, min. 4.7" range
- IES Colorrendering Index (CRI) ≥ 80
- IES Color Temperature (CT) 4000K
- IES Beam Spread (BS) 55°
- IES Lumen Output (LO) 1000 lumens
- IES Lumen Maintanece (LM) 90%
- IES Color Temperature (CT) 4000K

**Notes:**
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/sitesync for more details.

**Catalog Number:**
- VP-S-24NB-55-4K-T2

**Type:**
- B-T2

**Design . Performance . Technology**
### ORDERING INFORMATION

**ORDERING EXAMPLE:** VPS/36NB-80/5K/UNV/SWP/RA/DBT

| VPS SERIES | ENGINE-WATTS | LED COLOR | VOLTAGE | ELECTRICAL OPTIONS | HOUSE SIDE SHIELD OPTIONS | CONTROL OPTIONS |
|------------|--------------|-----------|---------|--------------------|---------------------------|-----------------
| VP-S        | 36NB-80      | 3000K     | 5K      | 4K     | HSS-90          | GENI-XX* Energeni |
|             | 55W, LED array|           |         | 4K     | house side shield 90° |               |
|             | 70W, LED array|           |         | 5K     | BLC*          | SWP-1 SiteSync Wireless Pre-Commission |
|             | 80W, LED array|           |         | 5K     | site shield       |                 |
|             | 110W, LED array|         |         | 5K     | BLC*          | SWPM-2 SiteSync Wireless Pre-Commission |
|             | 136W, LED array|         |         | 5K     |               |                  |
|             | 30NB-70      | 3000K     | 5K      | dual power | T1 type I     |                   |
|             | 55W, LED array|           |         | receptacle | T2 type II     |               |
|             | 70W, LED array|           |         | control   | T3 type III    |                 |
|             | 110W, LED array|          |         | control   | T4 type IV     |                 |
|             | 36NB-80      | 3000K     | 5K      | dual power | type I       |                 |
|             | 55W, LED array|           |         | receptacle | type II      |                 |
|             | 70W, LED array|           |         | control   | type III     |                 |
|             | 110W, LED array|         |         | control   | type IV      |                 |
|             | 30NB-70      | 3000K     | 5K      | dual power | T1 type I     |                 |
|             | 55W, LED array|           |         | receptacle | T2 type II     |               |
|             | 70W, LED array|           |         | control   | T3 type III    |                 |
|             | 110W, LED array|         |         | control   | T4 type IV     |                 |
|             | 36NB-80      | 3000K     | 5K      | dual power | T1 type I     |                 |
|             | 55W, LED array|           |         | receptacle | T2 type II     |               |
|             | 70W, LED array|           |         | control   | T3 type III    |                 |
|             | 110W, LED array|         |         | control   | T4 type IV     |                 |

Accessories and Services (Ordered Separately)

<table>
<thead>
<tr>
<th>Catalog Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>SWUSB*</td>
<td>SiteSync loaded on USB flash drive (Windows based only)</td>
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<tr>
<td>SWTAB*</td>
<td>SiteSync Windows Tablet</td>
</tr>
<tr>
<td>SWBGR*</td>
<td>SiteSync Wireless Bridge Node</td>
</tr>
</tbody>
</table>

*When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
+ If needed, an additional Bridge Node can be ordered.

**SITESYNC LIGHTING CONTROL**

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.
### Specifications

**Intended Use:**
The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

**Construction:**
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket, and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

**Electrical:**
- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is 0.90 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F Notice 2.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- The housing is designed for an optional twist lock photo control receptacle.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle.

**Controls/Options:**
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energien for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energien).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/sitesync for more details.

**Warranty:**
- Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

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### Product Image(s)

**Dimensions:**

**Mounting Options:**

**Certifications/Listings:**

- ETL Listed
- DLC (DesignLights Consortium) qualified, consult DLC website for more details: [www.designlights.org/QPL](http://www.designlights.org/QPL)
- Listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration tests, and ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- LifeShields™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye.
- Thermal circuit is designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

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**Notes:**

For more information visit our website:

- VPS-SPEC 11/16
- www.hubbellighting.com/resources/warranty
- www.hubbellighting.com/sitesync
- [www.beaconproducts.com](http://www.beaconproducts.com)

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ORDERING INFORMATION

ORDERING EXAMPLE: VPS/36NB-80/5K/T4/UNV/PCR-TL/SWP/BLC/RA/BBT

<table>
<thead>
<tr>
<th>SERIES</th>
<th>ENGINE-WATTS</th>
<th>LED COLOR</th>
<th>VOLTAGE</th>
<th>ELECTRICAL OPTIONS</th>
<th>HOUSE SIDE SHIELD OPTIONS</th>
<th>BIRD DETERRENT</th>
<th>MOUNTING OPTIONS</th>
<th>CONTROL OPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>VPS</td>
<td>36NB-80 80W, LED array</td>
<td>T4 type IV</td>
<td>120-277V</td>
<td>PCR-TL twist lock receptor with photo control</td>
<td>HSS-90 house side shield 30°</td>
<td>BSP bird spike</td>
<td>RA rectangular arm for round or square pole mount</td>
<td>GENI-XX Energeni Pre-Commission</td>
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<tr>
<td>60NB-136 136W, LED array</td>
<td></td>
<td></td>
<td>347V 347V</td>
<td>PCR-SC twist lock receptor with shorting cap</td>
<td>HSS-180 house side shield 180°</td>
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<td>SWP-SiteSync Wireless Pre-Commission</td>
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<tr>
<td>24NB-55 55W, LED array</td>
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<td></td>
<td>480V 480V</td>
<td>PCRU twist lock receptor dual power feed</td>
<td>BLC+ backlight control</td>
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<td>SWPM SiteSync Wireless Pre-Commission w/ Motion Detection</td>
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<tr>
<td>30NB-70 70W, LED array</td>
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<td>5K 5000K</td>
<td>2PF2 motion dimming detector</td>
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SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.
Site Photos – 6755 Cicero Avenue (from Google Street View)

Image depicting site, looking southeast from intersection of Pratt & Cicero

Image depicting site, looking west from Cicero Avenue
Image depicting site, looking west from Cicero Avenue (existing evergreens at south property line)

Image depicting site, looking south from Pratt Avenue