



ITEM #1: For the **ARCHITECTURAL COMMISSION** on **MONDAY, November 10th @ 7:00 P.M.**

REQUEST: Consideration of the final site plan, landscaping, lighting, signage and elevation plans as part of an application by Harbor Retirement Associates for an amendment to the previously approved Special Use Permit and Planned Unit Development known as the Fairfield Village Planned Unit Development and within the R-2 PUD District to provide for a senior living center with Memory Care and Assisted Living Facilities for the property at 1190 Old McHenry Road, submitted by Harbor Retirement Associates.

HISTORY:

The property is located on the southwest corner of Route 83 and Old McHenry Road. The property in question is comprised of Lot 17 of the previously approved Fairfield PUD and consists of 10 acres of land area. This property is presently zoned R-2 PUD.

In 2010 an additional special use permit was granted to T-Mobile to allow a personal wireless services antenna (cell tower) on the property so long as the antenna was wholly enclosed within the existing structure (Bank building).

This proposal was given preliminary approval by the Village Board in June of this year (Ord. 2014-O-12). The AC also reviewed the preliminary plans in June.

The AC reviewed the final landscaping, elevation, lighting, and signage plans as well as the final plan and plat at their October 20th meeting. The AC requested additional information regarding sign illumination and modifications to the elevations to address monotony of the structure.

PROPOSAL:

Petitioners are seeking an amendment to the previously approved Special Use Permit/PUD approval known as the Fairfield Village Planned Unit Development and within the R-2 PUD District with relief requested including to building height, and parking to provide for redevelopment of the property as a senior living center (“nursing home”) with Memory Care and Assisted Living Facilities on the property and temporary relocation of the existing T-Mobile wireless antenna currently located in the existing building to the northwest corner of the site.

As proposed the facility would contain 138 units and house 150 patients (beds). Additionally, 90 staff associated (both full and part time) are anticipated to support resident/ patient care at the facility. The facility would be divided into 58 memory care (Alzheimer’s/Dementia Care) units and 80 assisted living units.

STAFF REVIEW:

Portions of the proposal (e.g. final landscaping, elevations, lighting, and signage) require Architectural Commission (AC) review. These are as follows;

Final Elevations

At the October 20th AC meeting the Commission reviewed the final elevations for the structure. While generally positive the Commission further raised the concern with east elevation of the structure and large expanse of brick and windows from the “at porte cochere” to the south end of the building. The AC was appreciative of the efforts of the petitioner address the monotony issue but noted the monotony issue still remained particularly with regard to the single plane of the roof line. The suggested the following;

- Continuation of the dormer elements along the south elevation of the structure;
- Alteration of the roof lines to break up the single plane of the roof;
- A rendering be presented which illustrates the southeast elevation of the structure (view from 83 & 53).

A motion was made by Commissioner Closson, seconded by Commissioner Styer; to direct the petitioner to resubmit elevations for the proposed structure which continue the dormer elements proposed for the east elevation to the south elevation as well as better articulation of the roof lines of the structure to create a more residential look for the east, west and south elevations with a rendering of that portion of the building for further AC consideration. On a voice vote; all aye.

The petitioner has submitted revised elevations for the consideration of the AC. These are attached and were sent electronically to the AC members.

Final Lighting Plans

Final lighting plans were submitted and approved at the meeting of October 20th as follows;

A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to recommend approval of the proposed final lighting plan as submitted including fixture style, illumination source (LED) and fixture height (18 feet). On a voice vote; all aye.

Final Landscaping

Final landscaping plans were submitted and approved at the meeting of October 20th as follows;

The AC had no questions regarding the landscape plan. A motion was made by Commissioner Styer, seconded by Commissioner Closson, to accept the landscape plan as submitted, subject to a final landscaping plans being reviewed and approved by the Village Arborist (w/signage, sign illumination, sign landscaping to be resubmitted for AC consideration). On a voice vote; all aye.

Final Signage

The AC also considered final signage plans at the meeting of October 20th. The AC found the signage to be acceptable but had questions regarding the illumination source and the screening there of for the signage. A motion was made as follows;

A motion was made by Commissioner Tapas, seconded by Commissioner Styer, to accept the signage as presented subject to detailed plans for lighting (cut sheets) and landscaping of lighting being submitted for the monument sign and secondary (directional) signage for further AC review. On a voice vote; all aye.

Petitioner has submitted fixture types and detailed plan the screening of such fixtures. These are attached and were submitted to the AC electronically.

Final PUD Plan / Plat

The AC considered the final plan and plat of the proposal at the Meeting of October 20th. The AC had no substantial issues with the plan and plat as submitted save the temporary location of the cell tower be consistent on all the plans and plat.

Commissioner Closson made a motion, seconded by Commissioner Tapas, to accept the preliminary plan and plat as submitted including the temporary location of the cell tower to the north and west of the principal structure. On a voice vote; all aye.

ARCHITECTURAL COMMISSION DECISION:

The plans as revised remain in “substantial compliance” with the approved preliminary plans.

The AC needs to review the revised elevations per their monotony comments and concerns to assure this issue has been addressed as well as possible given nature of the structure and the constraints imposed by the plat restrictions per the PUD approval.

Details on signage illumination & fixture screening as requested by the Commission have also been received.

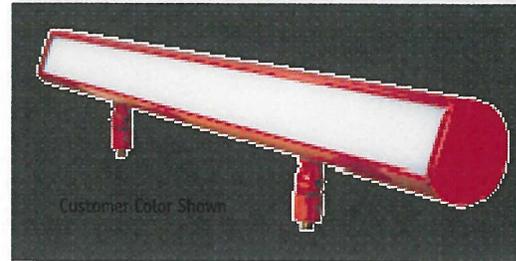
Sign/Wall Lighter

Accent Lighting

FEATURES

- Linear luminaire for site and wall wash applications
- Unique swivel mount provides superior aiming without loosening over time
- Available in three sizes, utilizing Picoprism technology.
- Options include multiple mounting configurations and optional fixed hood shields to control light spill and nighttime glow

4324



LANDSCAPE

ORDERING INFORMATION (Example)

4348P35	48L4KUV	GR	FH36	SM18
FIXTURE	LAMP	FIXTURE FINISH	FIXTURE OPTIONS	MOUNTING OPTIONS
4324 25" Sign/Wall Lighter	12L*KUV	BL Black	FH24 Optional Fixed Hood for 4324 ¹	EP17 Landscape Light Post Mount
	24L*KUV	DB Dark Bronze	FH36 Optional Fixed Hood for 4336 ¹	JB1 Architectural J-box ²
4336 37" Sign/Wall Lighter	20L*KUV	GR Verde Green	FH48 Optional Fixed Hood for 4348 ¹	J-25N Portable Spear Mount ²
	36L*KUV			JBR-2 Brass In-grade J-box (2) 1/2" NPT in bottom ²
4348 49" Sign/Wall Lighter	24L*KUV			JBR-3 Brass In-grade J-box (2) 3/4" NPT in bottom ²
	48L*KUV			JBR-4 Composite in-grade J-box (2) 3/4" NPT in bottom, (4) 3/4" NPT on sides @ 90°
				JBR-5 Brass cover, composite in-grade J-box (2) 3/4" NPT in bottom, (4) 3/4" NPT on sides @ 90°
				JBR-21 Brass In-grade J-box (2) 1/2" NPT in sides, (2) 1/2" NPT in bottom ²
				JBR-24 Brass In-grade J-box (4) 1/2" NPT in sides, (2) 1/2" NPT in bottom ²
				JBR-30 Brass In-grade Staked J-box ²
				JBR-32 Brass In-grade Staked J-box with cord ²
				SM18 Stanchion Mount ²

* 3 = 3000K, 4 = 4200K, 5 = 5100K

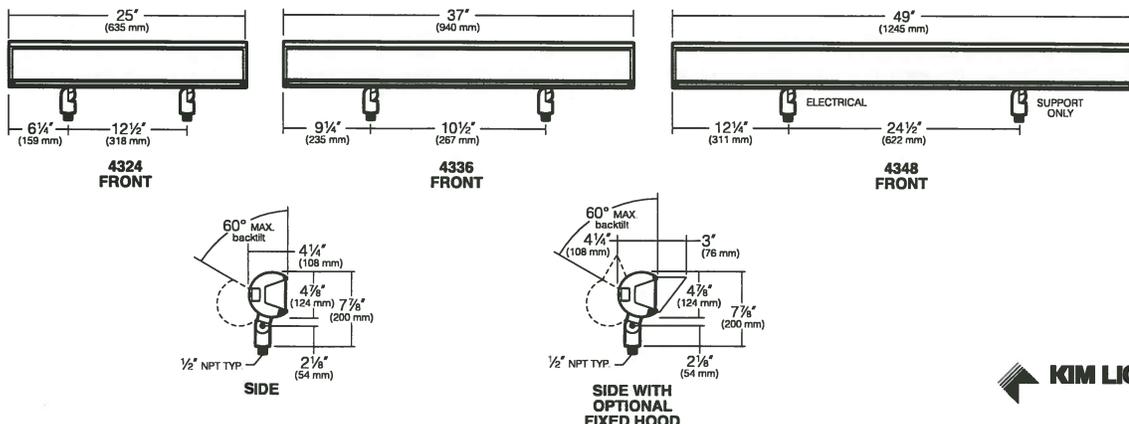
¹ Formed 1/8" thick aluminum. Can be mounted along the top of fixture to shield lamp and lens from view. Mounts to pre drilled holes in the fixture housing.

² Specify finish, BL - Black, DB - Dark Bronze, GR - Verde Green.

NOTES: Do not aim down unless protected from direct water spray. Do not exceed 60° backtilt aiming. Unwired swivel may be attached to rigid pipe of appropriate length for site soil conditions.

Electronic driver operates 120 thru 277 volts (50-60 Hz). Electronic driver minimum starting temperature -40°C. See p. 853 for fixture option & mounting option dimension drawings.

SIGN / WALL LIGHTER ACCENT LIGHTING



ARCEOS ARF2

Compact Architectural Floodlight

- Compact LED flood with a variety of NEMA distributions for lighting applications such as safety/security, accent, flag pole, columns, facade, area, or signs
- NEMA distributions include: - N (3x3), M (4x4), RM (5x4) and W (6x6)
- 20 high powered LEDs deliver up to 4,700 lumens at 52w
- 5100K CCT 67 CRI, 4200K 70 CRI, 3000K 80 CRI
- Vented housing isolates LED module from driver, maximizing product life and performance
- High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning and debris removal
- Rugged die-cast aluminum housing with dark bronze finish
- Traditional 1/2" x 14 NPS threaded adjustable knuckle mounting
- Visor and vandal lens available
- IP 65, Listed to UL1598 for use in wet locations
- DLC Qualified (4200K and 5100K CCT models only); Consult DLC website for more details: <http://www.designlights.org/QPL>



FLOODLIGHTS

ORDERING INFORMATION

ARF2	-	K	-	20L		-	070	-		-		-		-	
FAMILY	MOUNTING	# LEADS	LED CCT	DRIVE CURRENT	BEAM	VOLTAGE	FINISH	CONTROL OPTION	OPTIONS						
ARF2 Arceos Flood Medium	K Knuckle	20L 20 LED	3K ¹ 3000K 4K 4200K 5K 5100K	070 700mA	N 3x3 M 4x4 RM 5x4 W 6x6	U 120V-277V 1 120V 2 208V 3 240V 4 277V	DB Bronze BL Black WH White GR Gray PS Platinum FG Forest Green RD Red CC ² Custom Color	PC ³ Photocontrol (voltage specified and determined by voltage field)	F ³ Fusing 120 or 277 only (voltage determined by voltage field) SP 20KA/KV Surge Protector						

1 DLC qualification 4K and 5K models only
2 Custom colors available, contact factory
3 Must specify individual voltage for PC and Fusing options

Series Number	Equivalency			Delivered Lumens	System Watts	Lumens Per Watt	Max Candle Power	Beam Pattern	CCT	Voltage	Drivers/Current
	MH	HPS	CFL								
ARF2-K-20L-5K	100w	100w	84w	4692	52	91.5	37,587	Narrow	5100K	120-277V	2@700mA

See specification page for complete fixture data

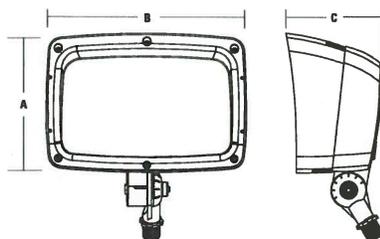
ACCESSORIES/REPLACEMENT PARTS (ORDER SEPARATELY)

Catalog Number	Description
FML-SPC	Polycarbonate lens (Replaces existing acrylic fixture lens)
FML-VISOR-XX ¹	Top/Bottom visor (Tap holes in lens frame for field installation)
93047961AC	Acrylic lens w/ gasket
93043808	25w, 120-277V Dimming driver
20750110264	Knuckle mount Dark Bronze finish; Contact factory for additional finishes
S-302	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Gray
S-302-M51	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Bronze
S-302-M52	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; White

¹ Specify finish color to match fixture, e.g. DB - Bronze.



DIMENSIONS



	A	B	C	Weight
ARF2	6.7" / 169 mm	9.6" / 244 mm	4.5" / 115 mm	8.5 lbs. / 3.8 kg



SPALDING LIGHTING

Harbor Chase



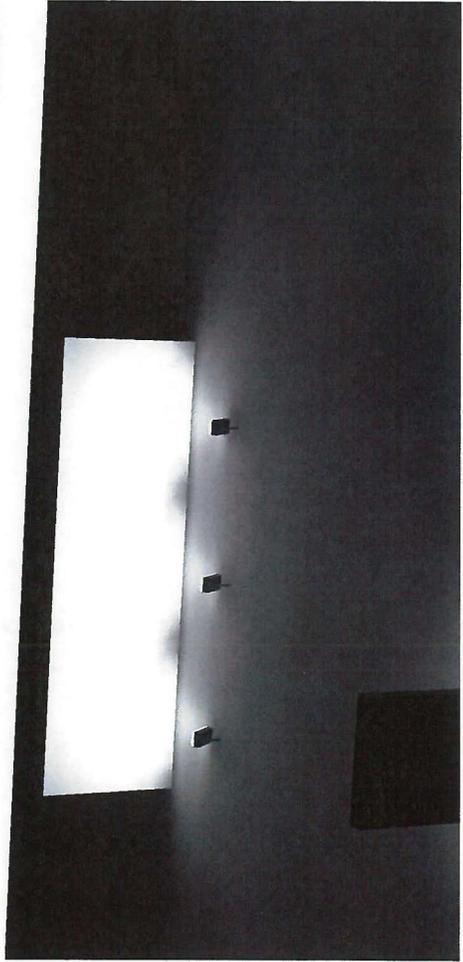
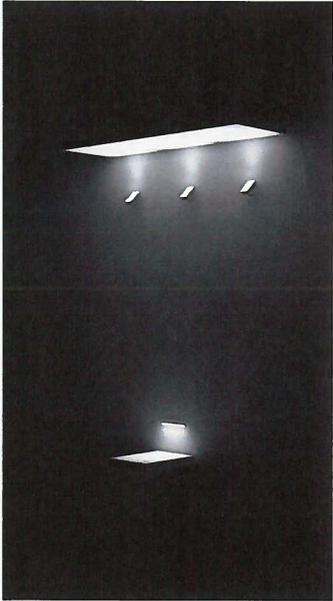
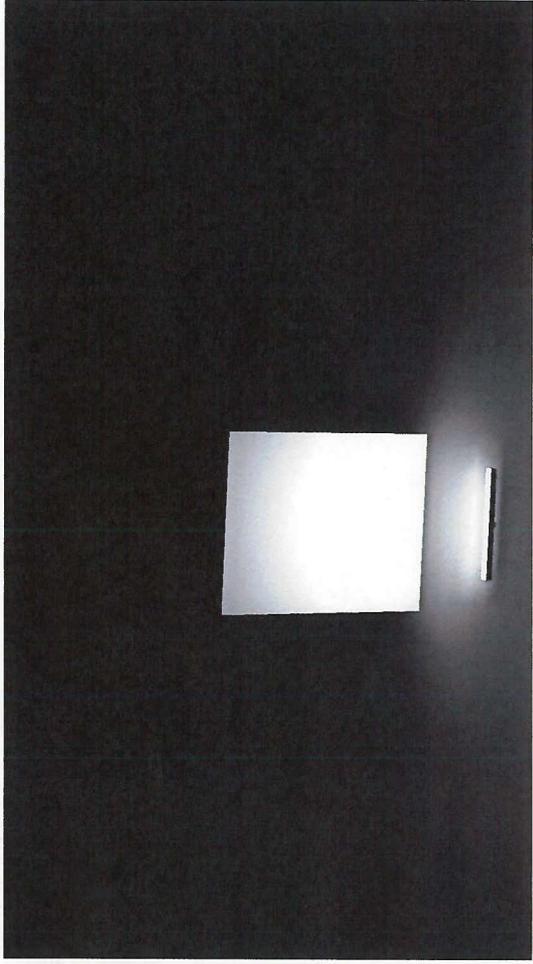
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Waits	LLF	Description
	3	Access FL	SINGLE	51.7	0.900	APF2-X20LSK-070-W-LI-XX
	1	Kim Lighting Sign Light	SINGLE	79.8	0.900	4346P70-S2LSK

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Sign_Side_3	Illuminance	Fc	27.94	51.49	9.47	2.95	5.44
Smaller Sign_Side_1	Illuminance	Fc	24.21	47.74	7.92	3.06	6.03

McDonald

Associates, Inc.



PLANTS AT SIGNAGE



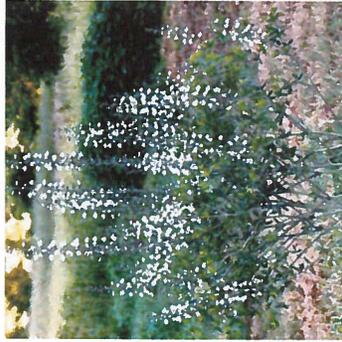
REDTWIG DOGWOOD



REDTWIG DOGWOOD



BLUE SWITCH GRASS



WHITE WILD FALSE INDIGO



PRAIRIE SMOKE



LONG-BEAKED SEDGE



WHITE WILD FALSE INDIGO



PRAIRIE SMOKE



BLACK-EYED SUSAN