AGENDA
Glen Ellyn Architectural Appearance Commission
Wednesday, October 12, 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

1. **Call to Order.**

2. **Approval of Draft Minutes.**

   - August 10, 2022 Architectural Appearance Commission Meeting Minutes

3. **Public Comment (non-agenda items).**

4. **Exterior Appearance Reviews.**

   - **411 Main St:** Exterior Appearance Review for Brick & Mortar, a co-working office space.
   - **1186 Roosevelt Rd:** Exterior Appearance Review for Neuragenex medical treatment center.
   - **504 Crescent Blvd:** Exterior Appearance Review for Five-0-Four Kitchen, a new restaurant.

5. **Trustee's Report.**

6. **Chairman's Report.**

7. **Staff Report.**

8. **Other Business and Adjourn.**

Dear Petitioner(s) and Interested Citizens:

Once an Exterior Appearance request has been reviewed by the Architectural Appearance Commission, the commission may make a recommendation and minutes of the meeting are prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Community Development Department at (630) 547-5250.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

cc: Architectural Appearance Commission
Anne Gould, Trustee Liaison
Atrian Fard, Staff Liaison
Barbara Dutton-Thomas, Recording Secretary
Martin Scott, Community Development Director
Taylor Gendel, Associate Planner
Brad Iwicki, Planning Intern
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Meredith Hannah, Economic Development Coordinator
Lori Gloude, Executive Assistant
Brian Baltudis, Facilities Manager

Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/12/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Minutes
Prepared By: Atrin Fard

AGENDA ITEM (ID # 2022-2717)

DOC ID: 2022-2717

Minutes of August 10, 2022

Statement of the Issue:
Please see attached.

Analysis:
Please see attached.

Budget Impact:
N/A

Action Requested:
Please see attached.

Attachments:
1. 08042022 AAC Meeting Minutes - DRAFT

Minutes
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, August 10, 2022
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:03 PM

Upon roll call by Chair Jacobsen, the following Commissioners responded "present". Commissioner Goranov, Commissioner Smith, Commissioner Albrecht, Commissioner Mees, Commissioner Rahn, Commissioner Sallwasser.

Also in attendance: Trustee Gould, Interim Community Development Director/Assistant Village Manager Rodman, Planner Fard

B. Public Comment (Non Agenda Items)

Tim Loftus, resident and Chair of the Glen Ellyn Plan Commission welcomed the Commissioners to their role. He explained how recommendations made by the AAC relate to the role of the Plan Commission.

C. Commissioner Introductions

The Commissioners introduced themselves to one another.

D. Commission Training

1) Open Meetings Act (OMA)

Interim Community Development Director/AVM Rodman provided an overview of the Open Meetings Act.

2) Freedom of Information Act (FOIA)

Interim Community Development Director/AVM Rodman provided an overview of the Freedom of Information Act (FOIA).

3) Robert's Rules of Order

Interim Community Development Director/AVM Rodman provided an overview of the Robert's Rules of Order.

4) Roles & Responsibilities

Planner Fard provided a summary of the roles and responsibilities of the Architectural Appearance Commission.

5) Architectural Design Guidelines

Planner Fard provided a summary the Villages' Design Guidelines and how the Commission should provide.

E. Chairman's Report

No report.

F. Trustee Liaison's Report

Trustee Gould provided an update on current Village Board initiatives.

G. Staff Report

Planner Fard noted that there may be a need for the September 14th AAC meeting if anticipated applications are received.

I. Adjourn – *Motion to Adjourn.*

RESULT:	APPROVED [5 TO 0]
MOVER:	Commissioner Smith
SECONDER:	Commissioner Goranov
AYES:	Commissioners: Goranov, Smith, Albrecht, Mees, Rahn, Sallwasser
NAYS:	
ABSENT:	

Respectfully submitted by Emily Rodman, Interim Community Development Director/Assistant Village Manager

Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 10/12/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Commission Recommendation
Prepared By: Atrin Fard, Brad Iwicki

AGENDA ITEM
(ID # 2022-2712)

DOC ID: 2022-2712

411 Main St: Exterior Appearance Review for Brick & Mortar, a co-working office space.

Statement of the Issue:
See attached Staff Report.

Analysis:
See attached Staff Report.

Budget Impact:
N/A

Action Requested:
See attached Staff Report.

Attachments:
1. Staff Report 411 N Main
2. 1. Exterior Appearance Review Application
3. 2. Narrative Statement
4. 3. Aerial Map
5. 4. Building Elevation Rendering
6. 5. Roof plan and building section
7. 6. Lighting Use and Care Guide
8. 7. List of Building Materials & Colors
9. 8. Exerpts from the 2001 Comprehensive Plan
10. 9. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Atrian Fard, Senior Planner
Brad Iwicki, Planning Intern

FOR: October 12, 2022 Architectural Appearance Commission Meeting

SUBJECT: 411 N. Main Street – Brick and Mortar – Exterior Appearance Approval

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REQUEST: The petitioner is Brick and Mortar, represented by Adam Clabaugh. The petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building at 411 N. Main Street. Brick and Mortar is proposing

INTRODUCTION /CONTEXT: The subject site is improved with a two-story building constructed in 1927. The gross floor area of the building is 5,350 square feet, with two one-bedroom apartments on the second story and the former restaurant and bar, McMae's, on the ground floor. McMae's closed in fall 2019.

The building's current Tudor style façade features natural brick, timber, and stone of the colors red, buff, and cream, and matches the architecture of the adjacent buildings in style, texture, and color.

LOCATION: The subject property is in the South Historic District and located on the east side of Main Street between Duane Street and Hillside Avenue in the C5A Central Retail Core Subdistrict. The surrounding zoning and land uses are as follows:

Surrounding Land Uses:		Surrounding Zoning:
North:	Mixed-Use	C5A and C5B
South:	Mixed Use	C5A
East:	Residential	C5B
West:	Mixed-Use	C5A

COMP PLAN: According to the 2001 Comprehensive Plan, existing downtown buildings should be preserved and protected when possible or improved to enhance the original characteristics and style. Most buildings should be natural, earth-tone colors that follow historic precedent and complement adjoining buildings. Replicating the historic style of the building is not required but design should be compatible with materials and style that characterize the Downtown's historic structures (Pg. 45).

PROJECT

SUMMARY: The petitioner is proposing the complete remodel of the building's west (front), south, and east elevations while maintaining the building's current Tudor architectural style. The modifications include resurfacing the façade, expansion of the front entry, new lighting fixtures, and replacement of shingles at front as well as all windows and doors.

Additional information about the project and requests are provided below.

1. Building. The existing façade is brick, stone, and timber with masonry fenestration. The petitioner proposes to replace the façade with timber and Hardie panels in light gray with darker gray accents. The masonry fenestration located at the building partition are indicated to remain. The updated trim and the extruded box window will be black. The east and south courtyard elevations consist of cinder block and brick that is proposed to be cemented over and painted matching the front façade in color.

   The Appearance Review Guidelines references "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", which states that the historic character and distinctive features should not be replaced, covered, or destroyed. When replacement is necessary, the new feature shall match the old design in color, texture, and, where possible materials. Per Section 1.2 of the Appearance Review Guidelines, brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality while trim and panel systems are not recommended. The commission may wish to inquire about the proposed materials not recommended by the Appearance Review Guidelines.

   The petitioner proposes expanding the storefront vestibule. The existing doorway features distinctive red paint. The proposed vestibule features a dark bronze door with large glass pane extending to the ground and a side window with a grid design glass extending to the ground.

   Section 1.6 of the Appearance Review Guidelines supports a readily identifiable entrance highlighted by the building structure, awnings, canopies, lighting, and/or architectural detailing. The commission may wish to consider a bold color or unique lighting to identify the entrance.

   The existing ground-floor features picture windows on both sides of the door. The current second-floor façade is characterized by an extruded box window with a grid design. The renderings for first floor propose changing the proportion and style of the original openings by vertically extending the windows toward the ground. The petitioner will cover an existing window opening near the exit door to blend with the proposed façade. All windows on the front façade will feature a grid design and

dark bronze aluminum frames. The existing openings on the north and east courtyard elevations will be improved with new picture windows and doors matching the building frontage.

Section 1.2 of the Appearance Review Guidelines states, "Materials and finishes not recommended include: rustic-finished wood; aluminum siding, trim or panel systems…glass storefront wall systems that extend to the ground." The proposed storefront includes aluminum framing and panels, as well as the glass storefront portion that extends to the ground. Extending to the ground, bi-fold windows and doors would align with these Guidelines.

The petitioner proposes new shingles on the west elevation's roof pitch. Other improvements to the roof will not be visible from Main Street and include new roof structure and membrane on the rear portions of the buildings.

2. Interior Renovation. The interior of the building will be renovated as part of the project to prepare the space for the new co-working office. A building permit has been applied for by the petitioner.

3. Site Improvements. No additions or new structures are proposed for the property.

4. Lighting. The proposal calls for removal of the five existing gooseneck light fixtures on the front façade of the building and install new recessed LED light fixtures with adjustable white color temperature. The cut sheet of the proposed fixtures is included in the petitioner's application packet. These light fixtures are to be located (4) on the second-floor overhang, (3) under the extruded box window to illuminate the business signage, (3) above the storefront vestibule, and (2) above the exit door.

   The existing gooseneck light fixtures could be considered as architectural elements that would articulate the building entrance and are in context with the Downtown historic character. AAC may wish to inquire about other lighting options that may be more reflective of the essential character of the overall Downtown.

AAC ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner's request for an Exterior Appearance Review and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire

about/encourage the petitioner to:

1. Consider alternatives to better coordinate building materials with the historic character of the downtown.
2. Incorporate the use of unique architectural details and features to distinguish the storefront vestibule from other features of the façade.

Staff would recommend the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the October 12, 2022 Architectural Appearance Commission meeting and before the Village Board of Trustees.

2. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Narrative Statement
3. Aerial Map
4. Building Elevation Rendering
5. Roof plan and Building Sections
6. Lighting Use Guide
7. List of Materials and Colors
8. Excerpts from the 2001 Comprehensive Plan
9. Draft Motion to Approve

cc: Martin Scott, Community Development Director
Adam Clabaugh, Petitioner

X:\Plandev\PLANNING\AAC\Exterior Appearance Approval\M\Main\411 N Main EA\Meeting\AAC\Staff Report 411 N Main.doc

RECEIVED
SEP 16 2022
VILLAGE OF GLEN ELLYN

VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

EXTERIOR APPEARANCE REVIEW
APPLICATION

CLEAR ALL PAGES

Please complete and return this form to the Community Development Department, 535 Duane St., Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: _____ B: Application No. _____

C. **Project Name:** **Brick & Mortar Glen Ellyn**

D. Project Description:

Redevelopment of restaurant to coworking/shared office space

E. Address of Property: **411 N Main St, Glen Ellyn IL 60137**

F. Permanent Index No.: **05-11-328-009** G. Zoning: **C5A**

H. **Name of Applicant:** **Brick & Mortar | Adam Clabaugh**

I. Address of Applicant: **11 N. Northwest Hwy, Suite 101, Park Ridge IL 60068**

J. Phone No. (Business): **847-777-3808** (Home) _____

K. (Mobile) **630-992-0821** (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: **adam@yourbrickandmortar.com**

N. **Name of Property Owner:** **411 Main LLC**

O. Address of Property Owner: **11 N. Northwest Hwy, Suite 101, Park Ridge IL 60068**

P. Phone No. (Business): _____ (Home) **630-992-0821**

Q. E-Mail Address of Property Owner: **adam@yourbrickandmortar.com**

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

As requested during the planning and zoning process, we chose to maintain the existing Tudor style for the building's facade, while making improvements to modernize/repair.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

Both buildings to the north and south are Tudor style, with wood and brick exterior

T. Please explain how the project complies with the Appearance Review Guidelines:

The project is maintaining the existing style of the building for continuity with the rest of the block, while making much needed repairs/improvements to the structure/facade.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

Signature: _____ Date: 9/16/22

Project Submittals List

1. Application Form _____
2. Application Fee _____
3. Escrow _____
4. Proof of Ownership _____
5. Affidavit of Authorization _____
6. Disclosure of Interest _____
7. Narrative Statement / Project Description _____
8. Plat of Survey/Legal Description _____
9. Existing Site Plan _____
10. Site Plan _____
11. Landscape Plan _____
12. Tree Survey _____
13. Building Elevation Drawings – Existing _____
14. Building Elevation Drawing – Proposed _____
15. Floor Plans _____
16. Color Rendering _____
17. Photo, Slide(s) _____
18. List of Building Materials & Colors _____
19. Rooftop Plan _____
20. Specifications for Rooftop Screening _____
21. Sign Plan _____
22. List of Signs _____
23. Sign Elevations _____
24. Building Elevation Drawings-Sign Location _____
25. Trash Enclosure Exterior Equipment/ Fences/Screening _____
26. Lighting Plan _____
27. Light Fixture Cut Sheets _____
28. Streetscape Elevation _____
29. Outline Perspective View, Photo Imaging _____
30. Staff & Developer Site Visit Pre-Arranged _____
31. Affidavit Affirming No Conflict of Interest _____

MBR- May be Required

Brick & Mortar Glen Ellyn
Narrative Statement of Purpose
Exterior Improvements 411 N Main St, Glen Ellyn

Thank you for taking the time to review our Exterior Appearance Review Application, we truly appreciate it.

Our primary goal is to make the exterior of 411 N Main St as beautiful as the surrounding buildings and streetscape. To accomplish this we will be removing all of the facade on the building's frontage, and replacing it with new hardie board and timber. This will be painted to compliment the surrounding structures while also leaning in a modern direction that matches the company's branding.

In addition to the facade, we will be replacing all of the windows and doors throughout the property. All windows and doors will have dark bronze aluminum frames, and the windows on the frontage will additionally have a grid design similar to what is existing—but much more modern. The windows throughout the rest of the space will be picture windows with no grids.

The South and East elevations of the building are currently a mix of brick and cinder block (and vines…). We will be applying a skim coat of cement over all of the surfaces on these two elevations to create a uniform look, which will then be painted to match the colors used on the frontage.

GISConsortium | 411 N. Main Street

0 100 200 ft

Print Date: 10/7/2022

Notes

Exterior Appearance Review

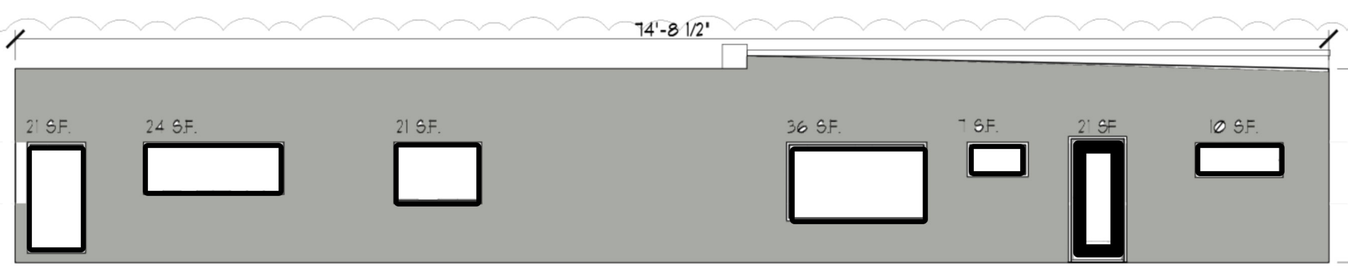
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

- Integrated recessed can lighting per rendering

Color selections:
- Body color: BM Gray Owl 2137-60
- Board + Batten color: BM Horizon Gray 2141-50
- Black trim + extruded box window: BM Onyx 2133-10

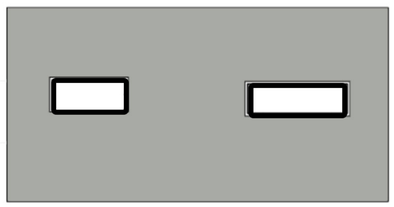
RENDERING

GOESLINGGROUP



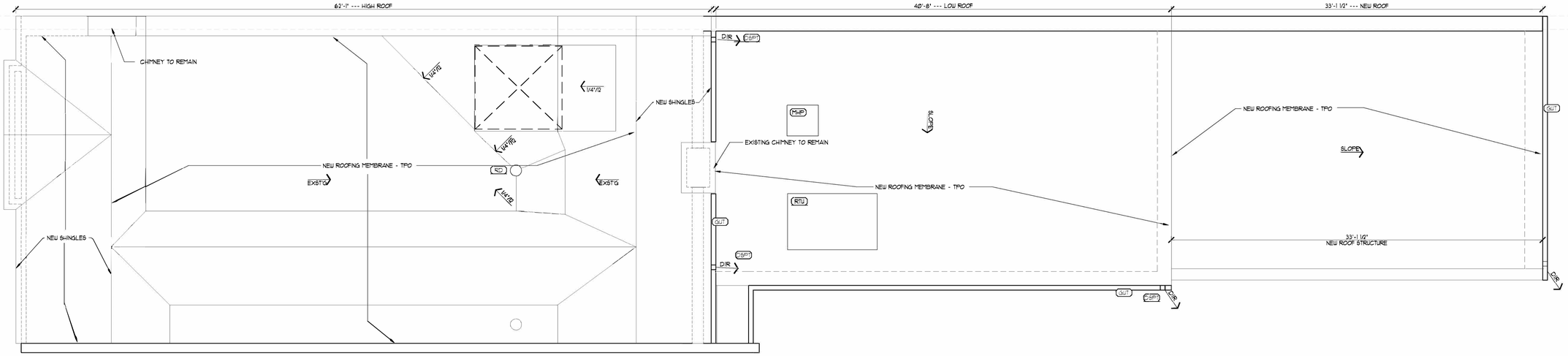
822 SF. TOTAL WALL AREA
025 TOTAL OPENING AREA ALLOWED
206 SF. TOTAL SF ALLOWED
140 SF. TOTAL SHOWN

S COURTYARD ELEVATION
1/8"=1'-0"

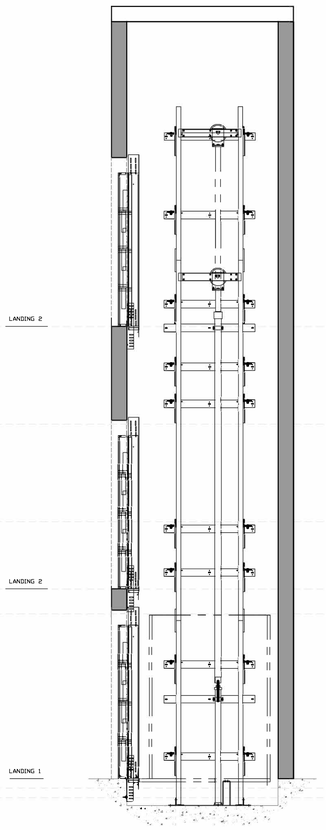


E EAST
1/8"=1'-0"

F

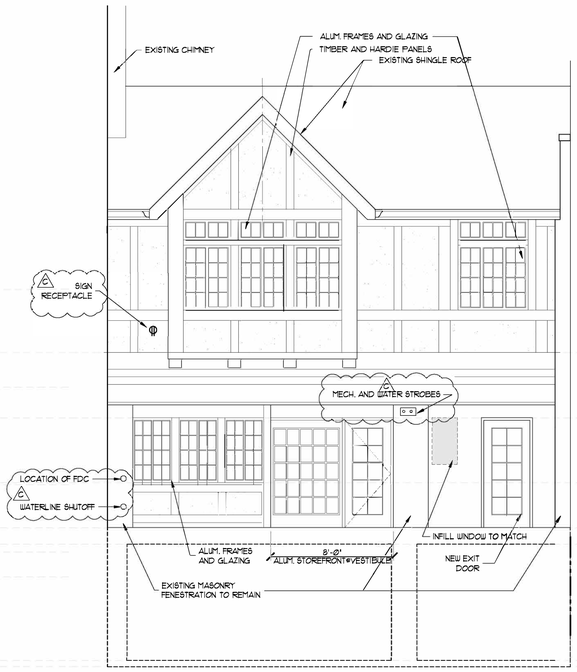


ROOF PLAN
1/4"=1'-0"

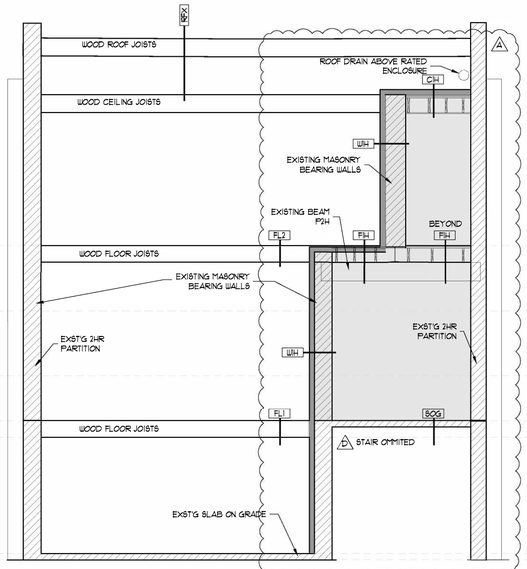


NOTE: SEE ELEVATOR SHOP DRAWINGS FOR ALL SPECIFICATIONS

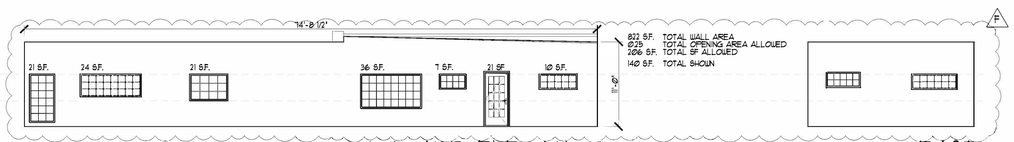
PLATFORM LIFT SECTION
3/8"=1'-0"



WEST ELEVATION
1/4"=1'-0"

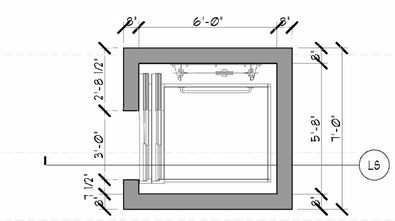


SECTION THRU RATED STAIRS/CORRIDOR
1/4"=1'-0"

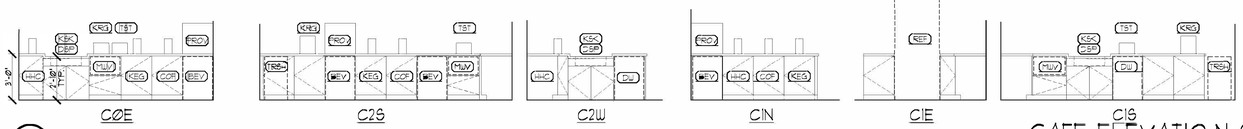


COURTYARD ELEVATION
1/8"=1'-0"

EAST
1/8"=1'-0"



PLATFORM LIFT PLAN
3/8"=1'-0"



CAFE ELEVATION S
1/4" = 1'- 0"

ASSEMBLY TYPES

C1H - 2HR CEILING OVER RATED STAIR R49 INSULATION 1 hour Intumescent Paint - UL# 263 - **BOTH SIDES** 5/8" GYP.BOARD EXISTING 2X STRUCTURE 5/8" - GYP. BOARD
CLG - DROP CEILINGS OVER OFFICES/TOILETS 5/8" - GYP.BD. SOUNDBATTS - FULL 2X6 STUDS - UNO 5/8" - GYP. BD.
F1H - 1 HOUR FLOOR BXUV.1504 - SYSTEM 7 - ABV&BLW RATED AREAS 5/8" GYP BOARD 3/4" T&G PLYWOOD SHEATHING 2X WOOD JOISTS - EXISTING SOUND BATT INSULATION SOUND DEADENING BOARD 5/8" TYPE X GYP BOARD - 1 LAYERS
FL1 - 1ST FLOOR DECK OVER BASEMENT AREAS - NOT RATED 3/4" T&G PLYWOOD SHEATHING 2X WOOD JOISTS - EXISTING SOUND BATTS INSULATION 5/8" TYPE X GYP BOARD
FL2 - 2ND FLOOR DECK OVER MAIN FLOOR AREAS 5/8" GYP BOARD 3/4" T&G PLYWOOD SHEATHING, 2 LAYERS, STAGGERED 2X WOOD JOISTS - EXISTING BATT INSULATION FOR SOUND 5/8" TYPE X GYP BOARD - 1 LAYERS
RFx - EXISTING ROOF CONSTRUCTION OVER ATTIC AREAS - FRNT&MID TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O. EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ. 2X ROOF FRAMING - EXISTING R49 INSULATION-AS SELECTED 2X CEILING FRAMING - EXISTING 5/8" GYP. BOARD
RFV - EXISTING ROOF CONSTRUCTION - VAULTED AREA TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O. EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ. 2X ROOF FRAMING - EXISTING R39 CLOSED CELL - AS REQ. EXISTING RAFTER TIES 5/8" GYP. BOARD
RFN - ROOF CONSTRUCTION - NEW VAULTED ROOF IN REAR TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O. EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ. TJI ROOF FRAMING - SEE STRUCTURAL R39 CLOSED CELL - AS REQ. 5/8" GYP. BOARD
W1H - 1 HOUR GYP. BD. PARTITION Gypsum Board: 5/8" Thick Gypsum Board (UL Type SCX) WOOD OR METAL STUDS SOUND BATTS - OPTIONAL Gypsum Board: 5/8" Thick Gypsum Board (UL Type SCX) 1 hour Intumescent Paint - UL# 263 - **BOTH SIDES**
P1H - 1 hour Intumescent Paint - UL# 263
WF4 - 4" FURRED WALL BUILDING PAPER - VAPOR BARRIER 2x FURRING - SEE PLAN FOR SIZES R15 INSULATION 5/8" GYP. BD.
WLT - TYPICAL INTERIOR WALL 5/8" GYP. BD. SOUNDBATTS - FULL 2X4 STUDS - UNO 5/8" - GYP. BD.
WLAT -WALLS IN ATTIC 1/2" GYP BD R15 BATT INSULATION 2X4 WD STUD FRAMING 1/2" GYP BD
WLX -EXTERIOR FRONT WALL EXTERIOR FINISH - SEE FAÇADE DRAWING 1/2" EXTERIOR GRADE SHEATHING R21 BATT INSULATION 2X6 WD STUD FRAMING 5/8" GYP BD
S.O.G. - EXISTING TO REMAIN AND NEW SLAB ON GRADE 4" CONCRETE SLAB ON GRADE W/FIBERGLASS REINF.

1. EXTERIOR DOORS SHALL EITHER HAVE LEVER HANDLE, PANIC HARDWARE OR SHALL HAVE A SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
2. DOOR LOCKSET/PASSAGE HARDWARE IS TO BE INDICATED AS LEVER TYPE OR PUSH-PULLS AND TO CONFORM TO THE HANDICAP ACCESSIBILITY STANDARDS.
3. ALL FINISH MATERIALS SHALL COMPLY WITH THE INTERIOR FLAME SPREAD INDEX.
4. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A SMOKE-DEVELOPED RATING LESS THAN OR EQUAL TO 450.

LEGEND

BEV - BEVERAGE REFRIDGERATOR
BM - STEEL BEAM - SEE STRUCTURAL
BSK - BAR SINK
HHC - H2O/HOT/CHILLED WATER DISPENSER
COF - COFFEE MAKER
DRY - HAND DRYER
DSP - DISPOSAL
DSPT - DOWNSPOUT
DW - DISHWASHER
EJP - EJECTOR PIT
EM - ELECTRIC METER
EP - ELECTRIC PANEL
GAS - GAS SERVICE - EXSTG LOCATION
H20 - EXISTING WATER SERVICE
HHC - WATER SERVICE - HOT/COLD
KEG - KEG REFRIDGERATOR
KRG - KEURIG W 1/4" CU LINE
KSK - KITCHEN SINK
LAV - LAVATORY
LDR - LADDER
MOP - MOP SINK
MSK - MOP SINK
MW - UNDERCOUNTER MICROWAVE
PROV - PROVISIONAL STATION
RAMP - RAMP 1:FT WITH HANDRAILS
REF - REFRIDGERATOR
SMP - SUMP PUMP
SNK - SINK
TRSH - TRASH LOCATION
TST - TOASTER
TV - TV W/BLOCKING - HI/LO ELEC
WBD - WHITE BOARD
WC - WATER CLOSET
WH - ELECTRIC WATER HEATER
WH - 10GAL ELECTRIC WATER HEATER

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TERRA ARCHITECTS P.C.
DESIGN FIRM REGISTRATION#184-001028
688 EAST OLD ELM ROAD
Ph: 847-809-5785
LAKE FOREST, ILLINOIS
www.terrarchitects.com

#	DATE	DESCRIPTION
I	1-6-22	PERMIT SET #1
A	2-16-22	REVISION SET A
B	4-4-2022	REVISION SET B
C	4-11-2022	REVISION SET C
D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

411 MAIN ST., GLEN ELLYN, IL 60137

ROOF PLAN / ELEVATIONS / BUILDING SECTION / ELEVATOR SECTION / NOTES

DATE 9/13/22

PROJECT NUMBER 21898

SHEET NUMBER A4

Commercial Electric™

Item #1002 936 175
Model #NS01dA09ER2-259

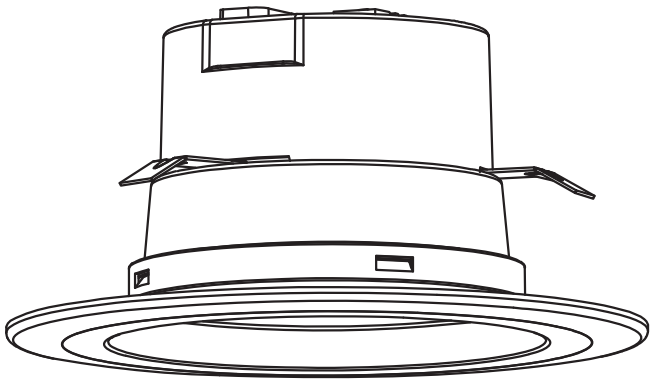
Item #1002 936 194
Model #NS01dA09ER2-259

Item #1002 936 200
Model #NS01dA09ER2-259

Item #1004 325 342
Model #NS01dA07ER1-259

USE AND CARE GUIDE

4 in. WHITE RECESSED LED TRIM



Questions, problems, missing parts? Before returning to the store,
call Commercial Electric Customer Service
8 a.m. - 7 p.m., EST, Monday - Friday
9 a.m. - 6 p.m., EST, Saturday

1-877-527-0313

HOMEDEPOT.COM

ENERGY STAR

THANK YOU

We appreciate the trust and confidence you have placed in Commercial Electric through the purchase of this LED light. We strive to continually create quality products designed to enhance your home. Visit us online to see our full line of products available for your home improvement needs. Thank you for choosing Commercial Electric!

Table of Contents

Table of Contents 2
Safety Information 2
Warranty 3
Pre-Installation 3
- Planning Installation 3
- Tools Required 3
- Package Contents 4

Installation 4
Care & Cleaning 5
Troubleshooting 5
Light Distribution 6
Compatibility 6

Safety Information

WARNING: Carefully read and understand the information given in this manual before beginning the assembly and installation. Failure to do so could lead to electric shock, fire, or other injuries which could be hazardous or even fatal.

WARNING: Ensure the electricity to the wires you are working on is shut off. Either remove the fuse or turn off the circuit breaker.

WARNING: Risk of fire or electric shock. Installation of this LED Retrofit Kit assembly requires a person familiar with the construction and operation of the light fixture's/luminaire's electrical system and the hazard involved. If not qualified,do not attempt installation. Contact a qualified electrician.

WARNING: Install this kit only in luminaires (light fixtures) that have the construction features and dimensions shown in the photographs and/or drawings included in these installation instructions, and where the input rating of the retrofit kit does not exceed the input rating of the luminaire.

WARNING: Do not make or alter any open holes in an enclosure of wiring or electrical components during kit installation.

WARNING: To prevent wiring damage or abrasion, DO NOT expose the wiring to sheet metal edges or other sharp objects.

WARNING: Not intended for use with emergency exit fixtures or emergency exit lights. Suitable for wet locations.

CAUTION: Any changes or modifications not expressly approved by the party responsible for compliance could void the user's authority to operate the equipment.

CAUTION: Risk of electrical shock. Do not open. There are no user serviceable parts inside. Turn the power off before inspection, installation, or removal. The lamp is suitable for use in wet locations. Use only on 120 VAC, 60 HZ circuits.

NOTICE: Each light shall be installed only in its intended manner and orientation. Not all existing recessed cans that meet these requirements will be compatible with Commercial Electric recessed LED Trim. To ensure compatibility, a test installation should be conducted. The minimum starting temperature is -4 °F.

NOTICE: This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions:
- This device may not cause harmful interference, and
- This device must accept any interference received, including interference that may cause undesired operation.

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to Part 15 of the FCC Rules.These limits are designed to provide reasonable protection against harm-ful interference in a residential installation.This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications.However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures:

- Reorient or relocate the receiving antenna
- Increase the separation between the equipment and the receiver.
- Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- Consult the dealer or an experienced radio/TV technician for help.

Warranty

FIVE-YEAR LIMITED WARRANTY

The manufacturer warrants this lighting fixture to be free from defects in materials and workmanship for a period of five (5) years from date of purchase. This warranty applies only to the original consumer purchaser and only to products used in normal use and service. If this product is found to be defective, the manufacturer's only obligation, and your exclusive remedy, is the repair or replacement of the product at the manufacturer's discretion, provided that the product has not been damaged through misuse, abuse, accident, modifications, alterations, neglect, or mishandling.

WHAT IS NOT COVERED

This warranty shall not apply to any product that is found to have been improperly installed, set-up, or used in any way not in accordance with the instructions supplied with the product. This warranty shall not apply to a failure of the product as a result of an accident, misuse, abuse, negligence, alteration, faulty installation, or any other failure not relating to faulty material or workmanship. This warranty shall not apply to the finish on any portion of the product, such as surface and/or weathering, as this is considered normal wear and tear.

The manufacturer does not warrant and specifically disclaims any warranty, whether express or implied, of fitness for a particular purpose, other than the warranty contained herein. The manufacturer specifically disclaims any liability and shall not be liable for any consequential or incidental loss or damage, including but not limited to any labor / expense costs involved in the replacement or repair of said product.

Contact the Customer Service Team at 1-877-527-0313 or visit www.HomeDepot.com

Pre-Installation

PLANNING INSTALLATION

Before beginning assembly, installation or operation of product, make sure all parts are present. Compare parts with the package contents list. If any part is missing or damaged, do not attempt to assemble, install or operate the product. Contact customer service for replacement parts.

WARNING: Shut off the power at the circuit breaker or fuse panel before removing the old fixture.

NOTE: Keep your receipt and these instructions for proof of purchase.

TOOLS REQUIRED

Phillips screwdriver

Safety Goggles

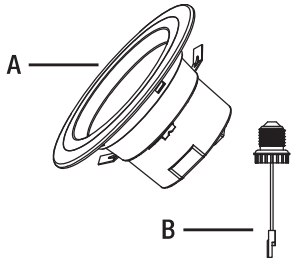
Gloves

Ladder

Please contact 1-877-527-0313 for further assistance.

Pre-Installation (continued)

PACKAGE CONTENTS

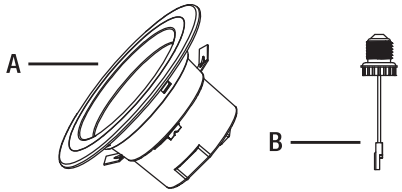


Item #	Part	Description	Quantity
1002936175	A	LED downlight	1
	B	Medium Base (E26) Socket Adapter	1
1002936194	A	LED downlight	2
	B	Medium Base (E26) Socket Adapter	2
1002936200	A	LED downlight	4
	B	Medium Base (E26) Socket Adapter	4
1004325342	A	LED downlight	4
	B	Medium Base (E26) Socket Adapter	4

Installation

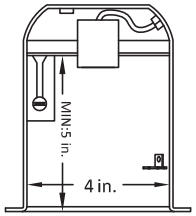
1 Preparing the LED Downlight

- ☐ Remove the fixture (A & B) from the packaging.



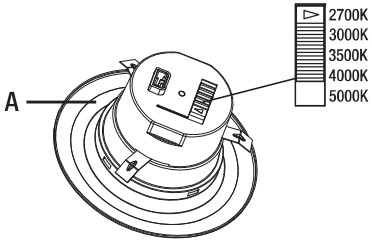
2 Preparing the installation location and compatible housing

- ☐ Remove the existing trim and bulb from the housing, revealing the existing socket.
- ☐ Locate the socket in your existing recessed housing and remove any screws that prevent the socket bracket from being removed.



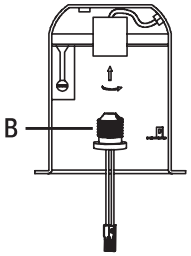
3 Selecting the Correlated Color Temperature (CCT)

- ☐ Before installation, select your preferred CCT by moving the switch to either 2700 K, 3000 K, 3500 K, 4000 K, or 5000 K.



4 Connecting the socket adapter

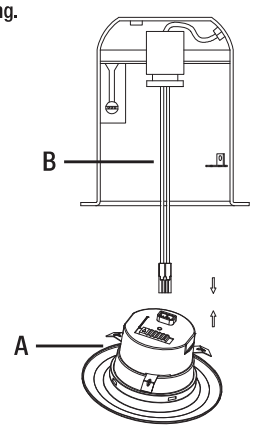
- ☐ Screw the medium base (E26) socket adapter (B) into the socket in the recessed housing.



Installation (continued)

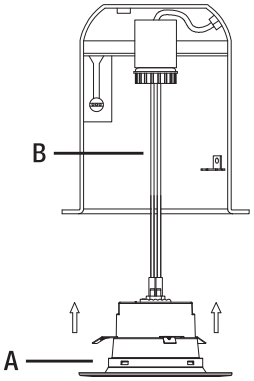
5 Connecting the cables

- Insert the orange female connector on the LED downlight (A) into the orange male connector on the socket adapter (B) screwed into the compatible housing.



6 Finishing the installation

- Push the LED downlight (A) up into the housing until the trim ring is flush with the ceiling.



Care & Cleaning

CAUTION: Before attempting to clean the fixture, disconnect the power to the fixture by turning the breaker off or removing the fuse from the fuse box.

- Clean the fixture with a soft, dry cloth.
- Do not use cleaners with chemicals, solvents, or harsh abrasives.

Troubleshooting

WARNING: Before doing any work on the fixture, disconnect power to the light fixture by turning the breaker off or removing the fuse from the fuse box.

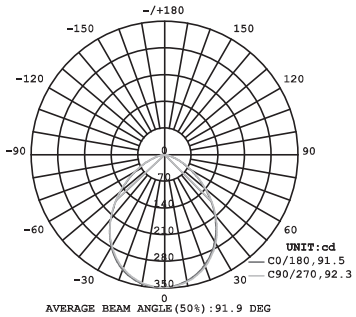
Minor problems often can be fixed without the help of an electrician.

Problem	Possible Cause	Corrective Action
The fixture will not light.	The power is off.	Ensure the power supply is on.
	The circuit breaker is off.	Ensure the circuit breaker is in the on position.
	There is a bad connection.	Check to ensure proper wire connections are made. Contact a qualified electrician.
	There is a defective switch.	Contact a qualified electrician.
The fuse blows or the circuit breaker trips when the light is turned on.	The wires are crossed or the power wire is grounding out.	Check the wire connections. Contact a qualified electrician or call Commercial Electric customer service 1-877-527-0313.

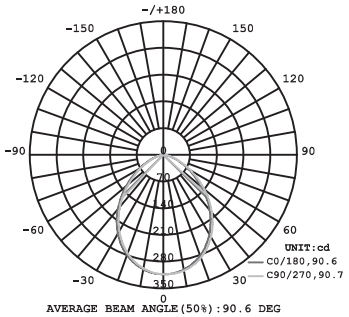
Please contact 1-877-527-0313 for further assistance.

Light Distribution

Model	Input Volts (V)	Input Frequency (Hz)	Input Watts (W)
NS01dA09ER2-259	120	60	8.5
NS01dA07ER1-259	120	60	7.2



NS01dA09ER2-259



NS01dA07ER1-259

Compatibility

FOR USE WITH HOUSING MODELS:
COMMERCIAL ELECTRIC - HBR2000B,HBR2000R,HBR2000BICAT; ALLPRO -ET400RATSB,ET400ATSB,EI400ATSB; CAPRI - CM4-A300,R4,RR4; CORDELIA - X2000LICAT,X2000LRICAT,X2000LICATB; DMF - DH4RT-ATQ,DH4ICATQ; ELCO -EL99A,EL99RA,EL99ICA; ELITE-B4,B4R,B4RIC; JUNO - TC1,TC1R; HALO - H99T,H99RT,H99ICT,H99ICAT, H99RTAT,H99TAT;LIGHTOLIER - P4,P4R,P4ASIC; LITHONIA - L3,L3R; NORA - NS-401QAT,NSR-404QAT,NSIC -401QAT; PROGRESS - P832-TG,P830-TG; SEA GULL - 1115,1105; THOMAS - PS4, PS4RM;

DIMMING
Dimming performance may depend on the dimmer, the dimmer range adjustment setting (for dimmers with brightness range adjustments), the wiring method, and/or the number of LED modules installed onto the dimmer circuit.

- For dimmer selection, it is recommended to use one of the following dimmers: Leviton Decora SureSlide® - 6672, 6631,6674(Universal); Lutron Ariandni®/Toggler®-TGCL-153P,TG600P; Lutron Diva®-DVWCL-153P,DVCL-153P; Lutron Maestro®-MACL-153M; Lutron Skylark Contour®-CTCL-153P, S-600P,SCL-153P.
- For best results, it is recommended to install a minimum of four LED modules onto one dimmer.
- Before turning on the LED lights, set dimmer position at maximum before adjusting to a lower light level.
- Please follow the dimming control manufacturer's instructions for the installation, of all dimming controls.

FCC compliance information is listed as below:
Responsible party: Leedarson America, Inc.
Responsible party address: 300 Technology Court SE Suite 100, Smyrna, GA 30082
Telephone number: (678) 293-8382

Questions, problems, missing parts? Before returning to the store,
call Commercial Electric Customer Service
8 a.m. - 7 p.m., EST, Monday - Friday
9 a.m. - 6 p.m., EST, Saturday

1-877-527-0313

HOMEDEPOT.COM

Retain this manual for future use.

Paint Colors

Board & Batten
BM Horizon Gray 2141-50

Body Color:
BM Gray Owl 2137-60

Trim & Window Box:
BM Onxy 2133-10

Light Fixtures

4" CE White LED Can
with Recessed Trim

Windows/Doors

Custom built to order,
dark bronze aluminum

Front Facade

Hardie plank & trim

- Efforts should also be made to expand the "east-west dimension" of the pedestrian shopping area along Pennsylvania, Duane, and Crescent west of Main Street. Several potential redevelopment sites along these east-west streets are highlighted in a following section. Retail and pedestrian-oriented service uses should be located on the ground floor of all buildings within this area.
- To the extent possible, offices and freestanding service uses should be located around the periphery of the commercial area. Offices would also be appropriate on the upper levels of commercial buildings throughout Downtown.
- The northwest quadrant of Downtown should be reorganized and redeveloped as a coordinated office and service area anchored by the Glen Ellyn Clinic, Ameritech and other uses.
- The Glen Theater, which adds to the character and vitality of Downtown and represents an important entertainment attraction within the area, should be maintained and enhanced.
- Attractively designed and compatibly scaled multi-family residential uses should continue to be located at appropriate perimeter sites, providing a transition between commercial uses and adjacent neighborhoods. Residential uses contribute significantly to the overall character of Downtown, add life and vitality to the area, and provide a built-in market for many Downtown stores and shops. Safe, attractive and convenient sidewalk connections should be maintained between nearby residential areas and the commercial area.
- Public and institutional uses also contribute to the character of Downtown and help make it a true "multi-purpose" focal point for the entire community. Public buildings and churches should continue to be accommodated on sites around the periphery of the commercial area. Compatible new public and social service facilities would also be appropriate in these locations.

EXISTING SITES and BUILDINGS:

- Buildings with architectural and historic interest should be preserved and protected where possible. Much of the Downtown's charm is due to the concentration of early 20th century buildings and these structures should be recognized as important community resources.
- The overall level of building maintenance within Downtown should be improved. Many buildings, including several with historic interest, are characterized by deferred maintenance, and repairs should be undertaken where feasible.
- Small existing commercial buildings add to the interest, diversity and character of Downtown. Small commercial spaces should continue to be made available for start-up businesses, niche market stores and other small businesses. However, marginal, underutilized and obsolete properties could be redeveloped for new retail, service, office, residential or open space uses.
- In addition to structural repairs, the storefronts of existing buildings should be improved to enhance the image and appearance of the Downtown, and to help visually unify stores and businesses within the same block. Storefront improvements might include special façade treatment and the coordination of colors, materials, signage, awnings and canopies, and related design features.
- In most cases, improvements and additions to older existing buildings should reinforce and enhance the original architectural qualities, characteristics and proportions rather than apply new or different stylistic treatments.
- The predominant color for most Downtown buildings should be relatively subtle; the natural brick and stone colors of red, buff and cream should predominate. Very dark and very bright colors should be discouraged unless there is a clear historic precedent. The selection of colors on individual buildings should complement the predominant hues of adjoining buildings.
- The rear portions of all commercial properties should be clean and well maintained. Rear entrances to stores and shops should be encouraged, particularly in blocks where public parking or pedestrian walkways are located behind the buildings. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and attractively screened.
- The use of landscaping and other attractive screening should be encouraged to improve the ap-

pearance of properties along the rail line, including parking lots and the rear portions of sites and buildings. These properties are highly visible to commuters on a daily basis, and many people base their impression of Downtown—and the community as a whole—on their view from the train.

NEW CONSTRUCTION:

- While new buildings need not be historic replicas, they should offer high quality and compatible interpretations of the predominant architectural styles now present within the Downtown. In particular, new buildings should reflect the attractive architectural detailing, quality of workmanship and traditional building materials that characterize Downtown's historic structures.
- New construction should respect the existing scale of Downtown and avoid extreme differences in building height. Two- and three-story buildings should predominate, although the height of buildings on specific parcels should continue to be governed by zoning.
- The Village should review building height requirements within the C5A and C5B zoning districts, while still supporting desirable retail and mixed-use development. A range of factors should be considered when determining the height of new Downtown buildings, including: a) the height of nearby existing buildings, b) the pedestrian scale and orientation of Downtown, c) the proximity of new buildings to residential neighborhoods, d) topography, e) the economics of Downtown development, and f) sight lines in relation to prominent visual landmarks and historic features.
- New commercial buildings within the pedestrian shopping area should be located at or very near the sidewalk line in order to maintain close contact between pedestrians and the adjacent stores, shops and display windows. If buildings are set back from the sidewalk, landscaping and/or decorative amenities should be provided to maintain this pedestrian orientation .
- Buildings within the pedestrian shopping area should "front" the street. The placement of buildings at odd or irregular angles to the street should be discouraged within the this area. However, buildings at key intersections may incorporate angled corners or other small setbacks.
- Most older Downtown commercial buildings have relatively small "footprints" and are located on lots with narrow widths. However, many contemporary commercial uses require larger spaces, more generous floor areas, and higher ceiling heights than are afforded by these older buildings. The Village should encourage the provision of larger spaces to accommodate new commercial uses, either as a part of new construction or through the interior remodeling and interconnection of several adjacent existing stores and shops.
- New construction should respect the predominant scale and proportion of existing Downtown buildings. Architectural details such as columns, pilasters, and window and door placement should be used to articulate the façades of large new buildings into several smaller vertical "segments" to reflect the scale and proportion of adjacent existing buildings.
- New buildings should be constructed of traditional building materials such as brick and stone in the red and buff color ranges.
- Parking garages, if constructed, should complement the appearance of existing Downtown buildings in terms of scale, bulk, materials and façade articulation. The ground floor of parking structures within the pedestrian shopping area should be used for stores or pedestrian-oriented service establishments.

STREETS and TRANSPORTATION:

- The existing Downtown street system should be essentially maintained and no significant modifications are recommended. While opportunities to improve traffic safety and traffic flow should continue to be explored, pedestrians should receive priority within the Downtown area.
- The Village should use the new street classification established in the Comprehensive Plan—the "Village arterial"—as a guide for arterial streets passing through or near the Downtown. While the Village arterial should provide access to Downtown in a manner similar to the "minor arterial," it should be oriented to community traffic and should be characterized by an overall image, appearance and cross-section in keeping with the central portion of Glen Ellyn.

(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR APPEARANCE REVIEW FOR 411 N. MAIN STREET

After conducting a public meeting and deliberating on the request of the petitioner, Adam Clabaugh on behalf of Brick and Mortar, for approval of an exterior appearance review for 411 N. Main Street in the C5A Central Retail Core Subdistrict, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on October 12, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Architectural Appearance Commission public meeting and before the Village Board of Trustees.

2. A building permit shall be required for the exterior alterations.

Motion by: _____ Seconded by: _____

Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 10/12/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Commission Recommendation
Prepared By: Atrin Fard, Taylor Gendel

AGENDA ITEM
(ID # 2022-2713)

DOC ID: 2022-2713

1186 Roosevelt Rd: Exterior Appearance Review for Neuragenex medical treatment center.

Statement of the Issue:
See attached staff report.

Analysis:
See attached staff report.

Budget Impact:
N/A

Action Requested:
See attached staff report.

Attachments:
1. AAC Staff Report 1186 Roosevelt Rd
2. 1. Application for Exterior Appearance
3. 2. Narrative Statement
4. 3. Aerial Map 1186 Roosevelt Rd
5. 4. Existing Building Elevation Drawings
6. 5. Proposed Building Elevation Drawing
7. 6. Renderings
8. 7. Trash Enclosure Details
9. 8. Landscaping Plan
10. 9. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Atrian Fard, Senior Planner
Taylor Gendel, Associate Planner

FOR: October 12, 2022 Public Meeting

SUBJECT: 1186 Roosevelt Rd – Neuragenex Treatment Facility – Exterior Appearance Approval

---

PETITIONER: The petitioner is Amanda Conway, Senior Project Coordinator at CESO, Inc. on behalf of the property owners.

INTRODUCTION /CONTEXT: The petitioner is proposing the remodel of an existing 3,704 square foot office building into an outpatient, Neuragenex medical treatment center. Neuragenex is a pain management facility providing non-evasive procedures and is classified as a medical use under the City of Glen Ellyn's Code.

There are a variety of architectural styles in this area. The neighboring property to the west has a white brick façade with pink dome-shaped awnings. The building to the east is a modern office building with the combination of buff pink brick, dark glass, and metal elements. The southern side of Roosevelt Road is the Village of Lombard.

REVIEW PROCESS: In order to proceed with the project, the project shall be completed in compliance with Zoning, Building, and Accessibility Codes as well as stormwater regulations due to the proposed alterations to the parking lot and lighting. This will be further reviewed by staff and if necessary, also by the Plan Commission.

LOCATION / ZONING: The subject property is located on the north side of Roosevelt Road between Surrey Drive and Royal Glen Drive in the C3 Service Commercial zoning district. The surrounding zoning and land uses are as follows:

Surrounding Land Uses		Surrounding Zoning
North:	Condominiums	R4 Residential
South:	Commercial and Service	Lombard
East:	Commercial	C3 Service Commercial
West:	Commercial	C3 Service Commercial

PROJECT

SUMMARY: There are no major structural changes proposed to the exterior of the existing building.

Additional information about the project and requests are provided below.

1. **Building.**

   The current architectural style will remain as is with a few changes proposed, including the removal of a door from the east elevation and infilling the brick in its place, the addition of four windows on the east wall to allow for more natural light to the building, and painting of the brick walls, soffit, fascia, and wood and metal panel systems to present a modern look to the facade.

   Brick and siding will be painted "Pure White," and the brick accent and canopy's metal panel system will be "Grizzle Gray." Section 1.2 of Glen Ellyn's Appearance Review Guidelines states that "brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality"; however, the white painted brick façade will match the property to the west of the building.

   All existing exterior finishes to remain shall be restored to like new conditions and re-painted to match existing finishes, including the doors. Roofing will be painted according to the specs provided. The existing gutter and downspout will be painted "Grizzle Gray." Any damaged, failing, or eroding conditions on the exterior elevations will be repaired or replaced with like-kind materials to match the existing.

2. **Rooftop Equipment.**

   No rooftop mechanical equipment is proposed. There will be roof-mounted photovoltaic solar panels which will comply with all Zoning and Building Codes.

3. **Trash Enclosure.**

   The existing trash enclosure is in disrepair and will be replaced with like-kind to match the building with brick and paint, all in compliance with Code. The brick veneer will be "Glen Gray" to match the building color, and the gate will be primed and painted a dark bronze color. This complies with Appearance Review Guideline 2.3.1, which states that trash enclosures should have wall surfaces that match the material of the principal building and metal gates.

4. **Landscaping.**

   The submitted Planting Plan (L100) does not propose any trees or plants

listed on the Appearance Review Guidelines' Recommended Plant List, however it does appear that most proposed plantings are comparable in type and size.

The submitted Planting Plan details Landscape Code Requirements that will be met and the following Appearance Review Guidelines to be met:

- Screened trash enclosures
- Perimeter landscaping to screen views of parking lots
- Landscaping of blank building walls (5' wide minimum)

AAC ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Consider including some trees of plants from the Village's Recommended Plant List.

Staff would recommend the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the October 12, 2022 Architectural Appearance Commission meeting and before the Village Board of Trustees.

2. That the proposed landscaping on the site shall be installed in compliance with the approved landscape plan and be continuously maintained in perpetuity.

3. The photometric plan and the parking lot alterations shall conform to the Village Zoning, Building, and Accessibility Codes as well as stormwater regulations, and a building permit shall be issued for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Narrative Statement
3. Aerial Photo
4. Existing Building Elevations

5. Proposed Building Elevations
6. Renderings
7. Trash Enclosure Details
8. Landscaping Plan
9. Draft Motion to Approve

cc: Martin Scott, Community Development Director
Amanda Conway, Sr. Project Coordinator, CESO, Inc.

X:\Plandev\PLANNING\AAC\Exterior Appearance Approval\R\Roosevelt\Roosevelt 1186, Neuragenex Treatment Ctr EA\AAC Staff Report.doc

EXTERIOR APPEARANCE REVIEW
APPLICATION

CLEAR ALL PAGES

Please complete and return this form to the Community Development Department, 535 Duane St., Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: **09/15/2022** B: Application No. _____

C. **Project Name:** **Neuragenex - Glen Ellyn**

D. Project Description:

Renovation/alteration of existing 3,704 SF office building into an outpatient, Neuragenex medical treatment center.

E. Address of Property: **1186 Roosevelt Rd.**

F. Permanent Index No.: **618305014** G. Zoning: **C-3**

H. **Name of Applicant:** **Amanda Conway**

I. Address of Applicant: **3300 S. Market St. Suite 230 Rogers, AR 72758**

J. Phone No. (Business): **(479) 321-3234** (Home) _____

K. (Mobile) **(479) 236-1110** (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: **Amanda.Conway@cesoinc.com**

N. **Name of Property Owner:** **SARC IL - Glen Ellyn, LLC**

O. Address of Property Owner: **718 W. Business Hwy 60, Dexter, MO 63841**

P. Phone No. (Business): **(815) 436-5700** (Home) _____

Q. E-Mail Address of Property Owner: **scaton@sarc-us.com**

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

The current architectural style is existing and will remain as is with a few exceptions of removing a door, adding 4 windows, infilling the brick in place where the door was removed, and painting the building to meet the clients requests for branding looks.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

There are a variety of architectural styles in this area. The neighboring property to the west is painted white brick which is of the same color pallet we propose to use for our facade. To the east is a modern style office building with brick and metal elements. South of our property is a large Toyota dealership with what appears to be metal panels.

T. Please explain how the project complies with the Appearance Review Guidelines:

There is no change to the structure of the existing building. We are only proposing a added windows for interior light source and removing a door for the structure of the building. We would paint the brick and fascia to present a clean, modern, updated look to the facade.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

No deviations are proposed.

Signature: Amanda Conway Date: **09/15/2022**

Project Submittals List

1.	Application Form	x
2.	Application Fee	x
3.	Escrow	
4.	Proof of Ownership	x
5.	Affidavit of Authorization	x
6.	Disclosure of Interest	x
7.	Narrative Statement / Project Description	x
8.	Plat of Survey/Legal Description	x
9.	Existing Site Plan	x
10.	Site Plan	x
11.	Landscape Plan	x
12.	Tree Survey	N/A
13.	Building Elevation Drawings – Existing	x
14.	Building Elevation Drawing – Proposed	x
15.	Floor Plans	
16.	Color Rendering	x
17.	Photo, Slide(s)	
18.	List of Building Materials & Colors	x
19.	Rooftop Plan	x
20.	Specifications for Rooftop Screening	
21.	Sign Plan	
22.	List of Signs	
23.	Sign Elevations	
24.	Building Elevation Drawings-Sign Location	
25.	Trash Enclosure Exterior Equipment/ Fences/Screening	x
26.	Lighting Plan	
27.	Light Fixture Cut Sheets	
28.	Streetscape Elevation	
29.	Outline Perspective View, Photo Imaging	x
30.	Staff & Developer Site Visit Pre-Arranged	
31.	Affidavit Affirming No Conflict of Interest	x

MBR- May be Required

3300 South Market Street
Suite 230
Rogers, AR 72758
(479) 271-8058
www.cesoinc.com

CESO

September 12, 2022

Planning & Zoning
City of Glen Ellyn

Glen Ellyn, IL

RE: Exterior Appearance Review

To Whom It May Concern:

This is a Letter of Intent as required for the Exterior Appearance Review Application. The proposed project being presented to the board is a Neuragenex Treatment Facility (NGX). NGX is a pain management facility with non-evasive procedures and is classified as a medical use under the City of Glen Ellyn's Code.

The current architectural style is existing and will remain as is with a few exceptions of removing a door, adding 4 windows for interior light source, infilling the brick in place where the door was removed, and painting the building to meet the clients' requests for branding looks. We intend to complete a renovation of the interior of the building along with exterior modifications to add windows and doors, however, there is no change to the structure of the existing building. We would paint the brick and fascia to present a clean, modern, updated look to the facade.

Replacement of the dumpster enclosure will include demolition of existing structure due to integrity of the structure, replacement with like kind to match existing building with brick and paint, and in compliance with local requirements.

Should you have any further questions, please do not hesitate to call me.

Respectfully,

Amanda Conway

Amanda Conway
Sr. Project Coordinator

CC: Hosea Cunningham – CESO, Inc.
James Black – CESO, Inc.

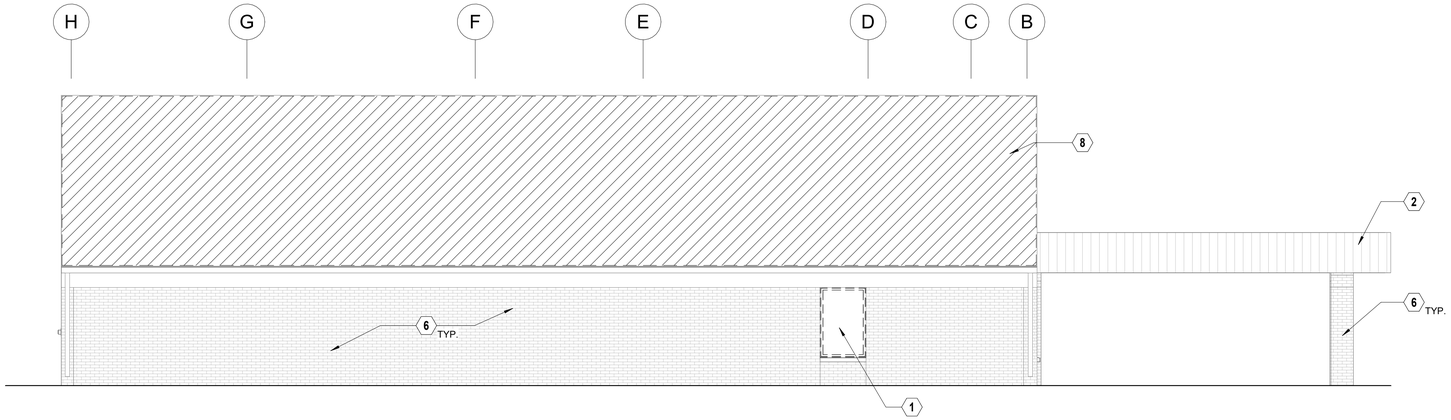
GISConsortium | Aerial Map : 1186 Roosevelt Rd

0 150 300 ft

Print Date: 10/7/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



4 WEST DEMOLITION ELEVATION
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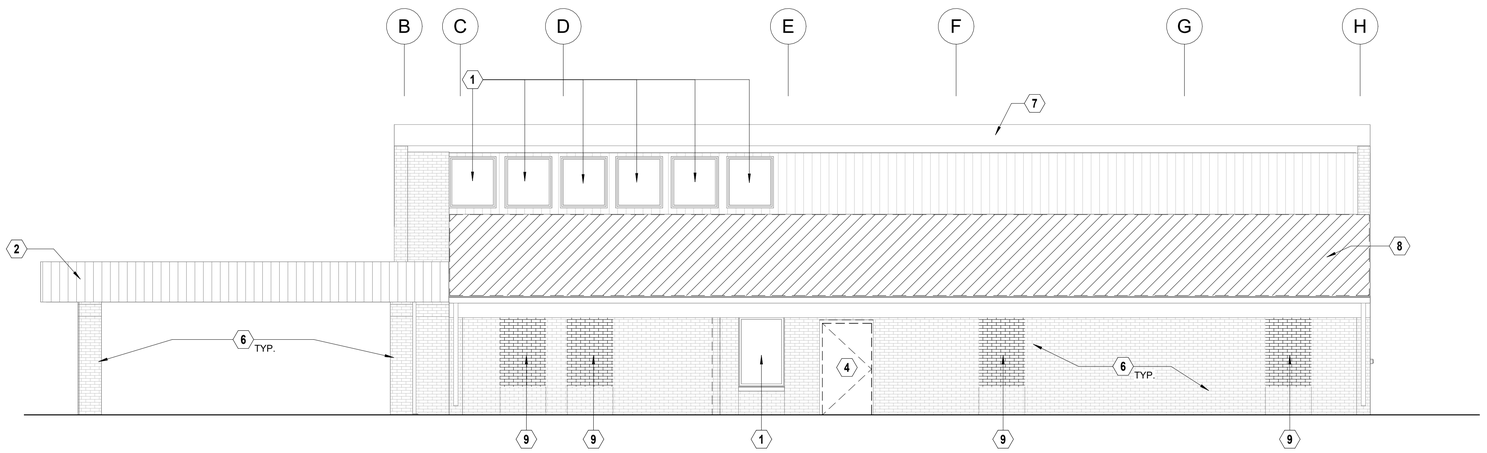
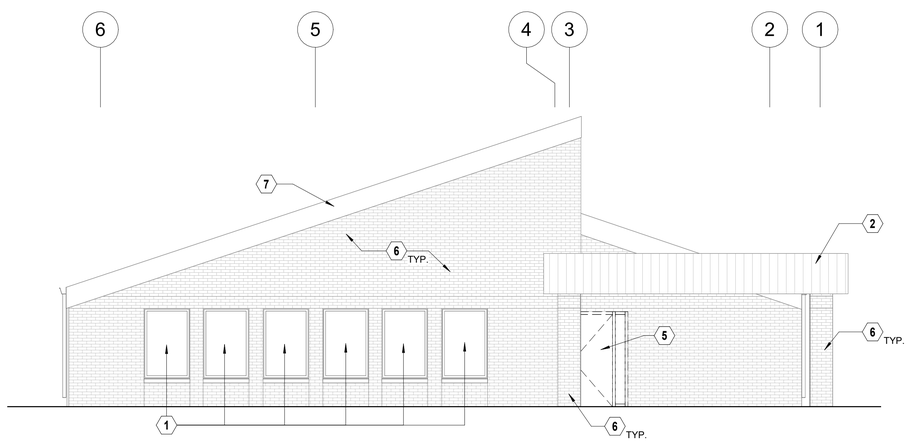


3 EAST DEMOLITION ELEVATION
Scale: 3/16" = 1'-0"



2 SOUTH DEMOLITION ELEVATION
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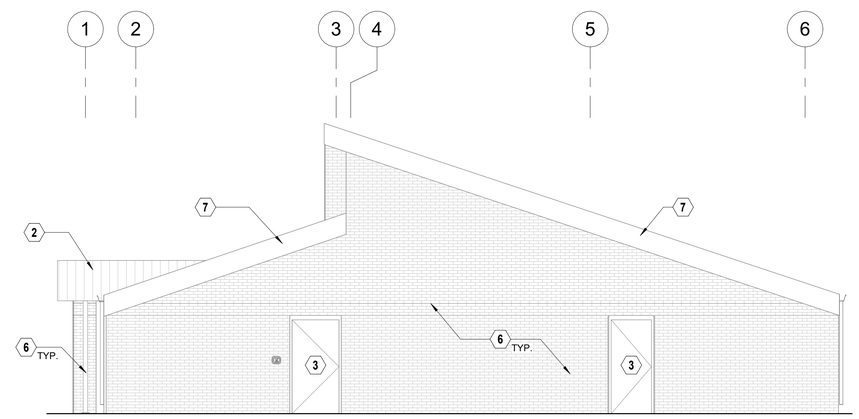


1 NORTH DEMOLITION ELEVATION
Scale: 3/16" = 1'-0"

DEMO EXTERIOR ELEVATION KEYNOTES

1	EXISTING WINDOW TO REMAIN. REMOVE ALL WINDOW TREATMENT. VERIFY FUNCTIONALITY OF WINDOWS AND INSPECT WINDOWS TO BE SEALED, FREE OF FLAWS AND CRACKS. REPLACE WITH LIKE KIND IF REQUIRED. RE-CAULK AND RE-SEAL WINDOWS AS NEEDED.
2	EXISTING CANOPY TO REMAIN. INSPECT INTEGRITY OF EXISTING MATERIALS AND CONDITIONS AND REPLACE WITH NEW LIKE KIND AND SUPPORTS AS REQUIRED.
3	EXISTING EXTERIOR DOOR(S) TO REMAIN. CONFIRM FUNCTIONALITY OF DOOR, REPAIR AND REFINISH OR REPLACE AS REQUIRED. REFER TO SHEET A651 DOOR SCHEDULE.
4	INFILL EXTERIOR WALL WHERE EXISTING EXTERIOR DOOR WAS REMOVED. INFILL OPENING WITH LIKE KIND MATERIALS AND CONSTRUCTION. BRICK INFILL TO HAVE SAWTOOTH EDGE.
5	EXISTING STOREFRONT TO BE REMOVED.
6	EXISTING BRICK EXTERIOR TO REMAIN - PRESSURE WASH AS REQUIRED TO CORRECT DISCOLORATION. ALL MORTAR JOINTS NEED TO BE VERIFIED AND REPAIRED/REPOINTED AS REQUIRED.
7	EXISTING PARAPET CAP TO BE REMOVED AND REPLACED WITH NEW. REFER TO EXTERIOR ELEVATIONS FOR NEW CAP.
8	ASPHALT SHINGLE ROOF TO BE REMOVED.
9	EXISTING BRICK TO BE REMOVED FOR NEW OPENING.

DEMOLITION GENERAL NOTES

1. PRIOR TO COMMENCING WITH THE DEMOLITION WORK, THE CONTRACTOR SHALL ASCERTAIN FROM THE OWNER WHETHER OR NOT THE OWNER WISHES TO RETAIN ANY ITEMS. ANY SUCH ITEMS SHALL BE REMOVED WITH CARE SO AS TO PREVENT DAMAGE AND SHALL BE TURNED OVER TO THE OWNER'S DESIGNATED REPRESENTATIVE.

2. ALL DEMOLISHED MATERIAL SHALL BE REMOVED IMMEDIATELY AND DISPOSED OF PROPERLY, ANY ITEMS NOT TO BE RETAINED BY THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. NO DEMOLISHED MATERIALS SHALL BE STOCKPILED ON SITE EXCEPT AS REQUIRED BY OWNER.

3. ALL HAZARDOUS MATERIALS, IF APPLICABLE, SHALL BE REMOVED FROM SITE PRIOR TO START OF CONSTRUCTION UNDER SEPARATE CONTRACT.

4. PROTECT OWNER'S PROPERTY AND PERSONS AT ALL TIMES. THIS INCLUDES ALL ITEMS AND SERVICES NECESSARY TO DEMOLISH OR DISMANTLE AND REMOVE ALL WALLS, EQUIPMENT, PIPING AND APPURTENANCES WHICH WILL INTERFERE WITH NEW CONSTRUCTION. ALL ITEMS TO BE REMOVED SHALL BE COORDINATED WITH NEW CONSTRUCTION.

5. ANY ITEMS NOT SHOWN TO BE DEMOLISHED THAT ARE DAMAGED SHALL BE REPAIRED AS REQUIRED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.

6. CONTRACTOR SHALL CONTROL AND LIMIT DUST RESULTING FROM DEMOLITION AND PREVENT THE SPREAD OF DUST TO BUILDING AREAS TO REMAIN.

7. CONTRACTOR TO VERIFY ALL EXISTING ELECTRICAL DEVICES ASSOCIATED WITH ITEMS SLATED FOR DEMOLITION. DEMOLISH ALL CIRCUITS, WIRING, CONDUIT, WIRING SYSTEMS AND EQUIPMENT BACK TO SOURCE UNLESS MADE TO BE REUSED. IF MADE TO BE REUSED, DEMOLISH BACK TO A SUITABLE LOCATION FOR EXTENSION. ALL UNUSED CIRCUITS SHALL BE DEMOLISHED BACK TO SOURCE. DO NOT ABANDON IN PLACE. UPDATE PANEL SCHEDULES AS NEEDED. ANY EXISTING CONDUIT SYSTEM THAT CAN BE REUSED IN PLACE IN THE NEW WORK MAY BE REUSED, PROVIDED IT IS IN AN ACCEPTABLE CONDITION TO THE ARCHITECT/ENGINEER AND OWNER, AND COMPLIES WITH CURRENT APPLICABLE CODES. CONTRACTOR SHALL MAKE ALL CIRCUITS DISRUPTED BY DEMOLITION FUNCTIONAL THAT ARE REQUIRED FOR REUSE.

8. ALL WET UTILITIES LOCATED IN WALLS TO BE REMOVED SHALL BE CAPPED AND ABANDONED AS CLOSE TO THEIR ORIGINAL SOURCE AS POSSIBLE UNLESS REQUIRED FOR REUSE. SEE PLUMBING PLANS FOR POSSIBLE REUSE.

9. PROVIDE PROTECTION FOR BUILDING AND COMPONENTS FROM ELEMENTS DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ROOF, WALLS, DOORS & WINDOWS. ENSURE INTEGRITY OF THE ROOF THROUGHOUT DEMOLITION AND UNTIL EXTERIOR WALL FINISH SYSTEMS AND SEALANTS ARE INSTALLED.

10. NOT ALL CEILINGS MAY BE SHOWN, ONLY AREAS THAT REQUIRE DEMOLITION OR AREAS OF NEW WORK ARE SHOWN FOR THE PURPOSES OF RELOCATED LIGHTS AND MECHANICAL DIFFUSERS.

11. G.C. TO REVIEW AND INSPECT INTERIOR WALLS PRIOR TO DEMOLITION TO ENSURE THAT EXISTING WALLS (INDICATED TO BE DEMOLISHED) ARE NOT BEARING WALLS. SUBMIT ANY QUESTIONABLE CONDITIONS TO ARCHITECT FOR REVIEW.

12. ALL EXISTING ELECTRICAL, MECHANICAL AND PLUMBING TO BE REMOVED BACK TO SOURCE. SEE MEP PLANS PRIOR TO DEMOLITION FOR POSSIBLE RE-USE.O DEMOLITION FOR POSSIBLE RE-USE.

13. REMOVE IF EXISTING, FIRE SYSTEM TO THE EXTENT INDICATED IN DEFERRED SPRINKLER PLANS.

14. ALL FLOORING AND BASE BOARDS TO BE REMOVED.

15. REFERENCE CIVIL DRAWINGS FOR SITE DEMOLITION.

16. REMOVE AND PREP FOR INFILL OF ALL ABANDONED/UNUSED FLOOR ELECTRICAL/DATA BOXES, DOOR PIVOT BOXES, CONDUIT LINES, FLOOR SINKS, DRAINS AND ANY OTHER SLAB DEPRESSION, OPENING OR VOID TO MEET NEW FLOORING REQUIREMENTS.

17. ALL EXISTING WALLS TO REMAIN SHALL BE ASSESSED FOR DEMOLITION REQUIREMENTS TO COMPLETELY REMOVE ALL OLD, UNUSED ITEMS WITHIN WALLS TO THEIR FULL EXTENT. ALL EXISTING, REMAINING WALL FINISHES SHALL BE REMOVED TO A CONDITION TO PROVIDE LIKE NEW OR ALL NEW WALL CONDITIONS AS NOTED IN PLANS.

18. ALL REMAINING EQUIPMENT ASSOCIATED WITH PRIOR USE TO BE REMOVED IN ITS ENTIRETY BACK TO SOURCE.

19. REMOVE ALL INTERIOR WALL FURRING AND FINISHES.

20. INSPECT EXTERIOR WALLS SCHEDULED TO REMAIN FOR INTEGRITY AND CONDITION. REPLACE WITH NEW, LIKE KIND AS REQUIRED. CONTRACTOR SHALL ANTICIPATE REPLACEMENT OF APPROXIMATELY 75% OF THE EXTERIOR FRAMED WALLS WITH 100% SHEATHING REPLACEMENT AND UP TO 50% REPAIRS TO CMU WALLS.

21. CONTRACTOR SHALL VISIT THE SITE DURING THE BID PROCESS TO FAMILIARIZE THEMSELVES TO BE EXTENT OF DEMOLITION AS WELL AS ANY EQUIPMENT REMAINING ON SITE FROM PREVIOUS OWNER TO BE REMOVED WHICH MAY NOT BE INDICATED WITHIN THE PLANS.

22. CONTRACTOR SHALL ACCOUNT FOR A MIN OF 75% PLYWOOD ROOF SHEATHING REPLACEMENT FOR WATER DAMAGED OR FAILING AREAS.

23. G.C. SHALL BE RESPONSIBLE FOR TEMPORARY SHORING, BRACING AND STRUCTURAL SUPPORT TO PRESERVE THE STABILITY OF AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION TO BE DEMOLISHED AS WELL AS CONSTRUCTION TO REMAIN.

CESO
WWW.CESOINC.COM
3300 South Market Street, Suite 230
Rogers, AR 72758
Phone: 479.271.8058

No.	Revisions/ Submissions	Date

NEURAGENEX
GLEN ELLYN, IL
1186 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS 60137

© 2022 CESO, INC

08/03/22
Date

LICENSED ARCHITECT
BENJAMIN T. BELL
001-019269
STATE OF ILLINOIS
EXPIRES: 11/30/22

Project number:	760066-01
Scale:	As indicated
Drawn:	PM
Checked:	MS, GB
Date:	08.01.2022
Issue:	1ST CITY SUBMITTAL

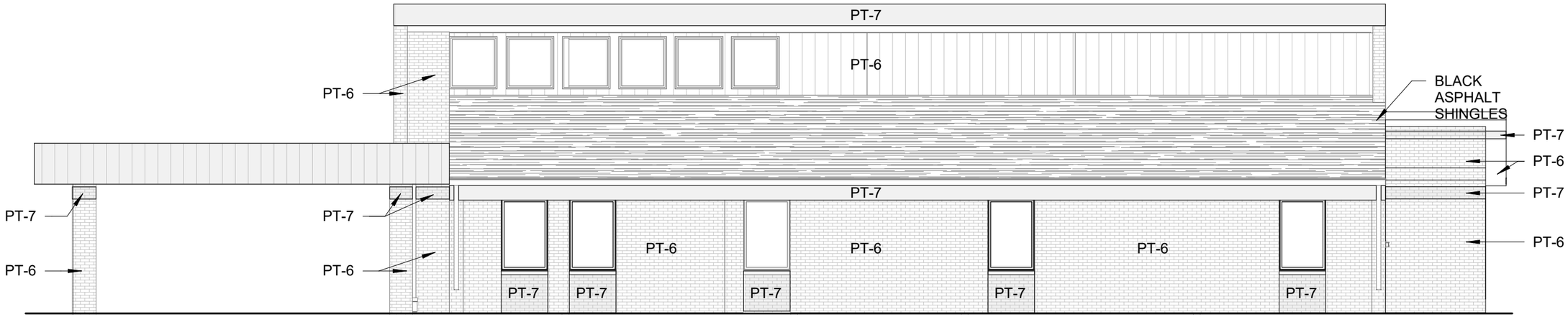
Drawing Title:

DEMOLITION EXTERIOR ELEVATIONS

AD104

8/3/2022 2:55:59 PM Autodesk Docs://NGX Glen Ellyn IL/CESO-ARCHNGX GLEN ELLYN IL-RE/RT2025.rvt

PT-6	PAINT - SW 7005 - PURE WHITE
PT-7	PAINT - SW 7068 - GRIZZLE GRAY



1 / A01 EAST ELEVATION

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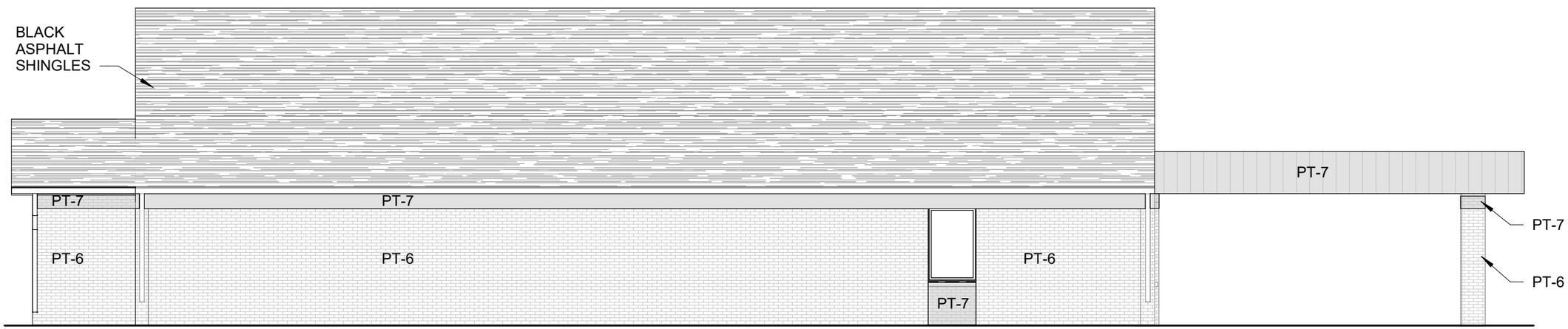


2 / A01 WEST ELEVATION

Scale: 1/8" = 1'-0"

CESO

GLEN ELLYN, IL

1186 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS 60137

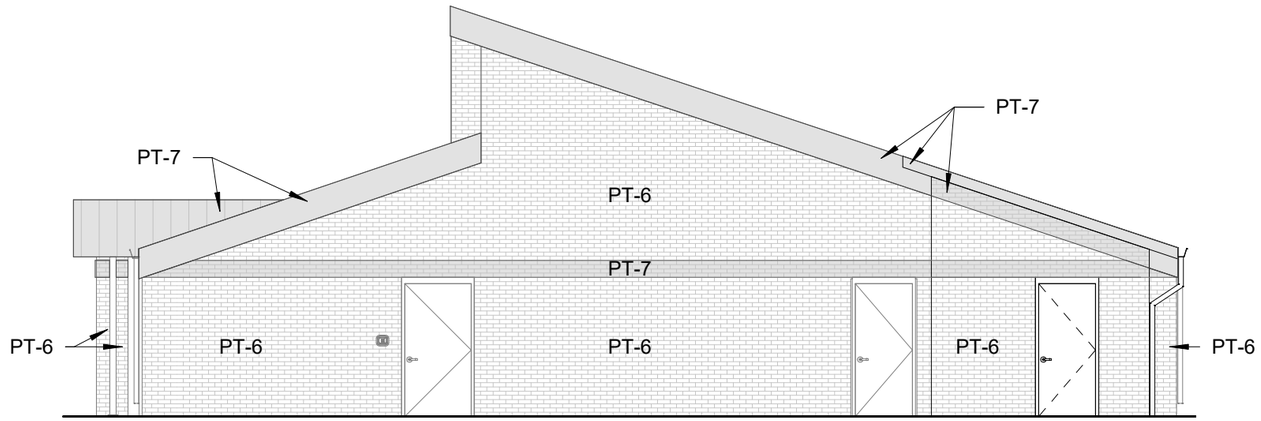
Date: 11/08/18

Project number: 760066-01

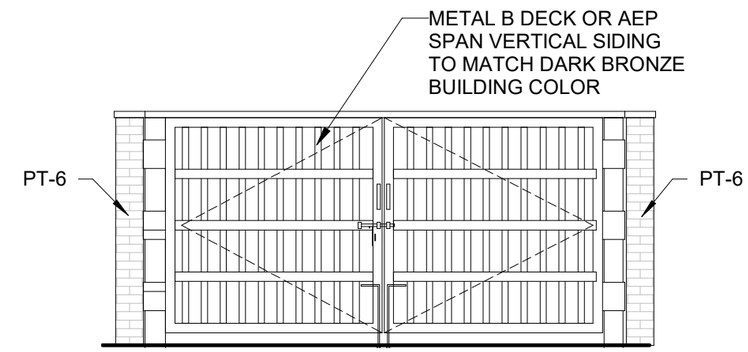
EXTERIOR ELEVATIONS

A01

PT-6	PAINT - SW 7005 - PURE WHITE
PT-7	PAINT - SW 7068 - GRIZZLE GRAY



1 / A02 NORTH ELEVATION
Scale: 1/8" = 1'-0"



3 / A02 FRONT ELEVATION
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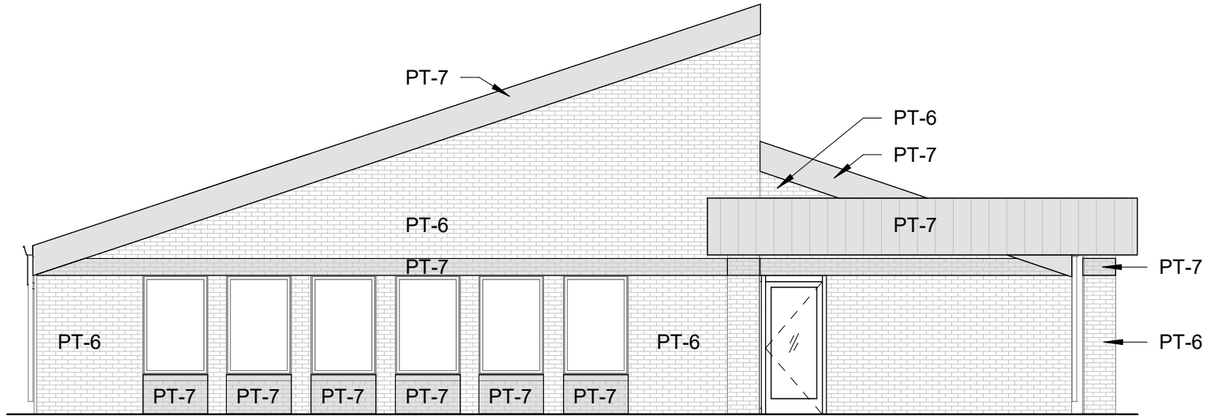

2 / A02 SOUTH ELEVATION
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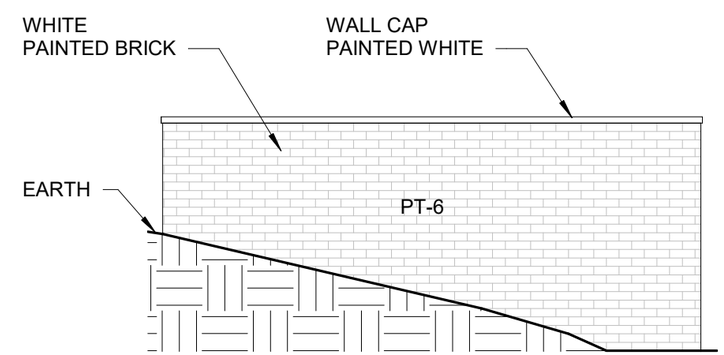

4 / A02 SIDE ELEVATION
Scale: 1/4" = 1'-0"

CESO

GLEN ELLYN, IL
1186 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS 60137

Date: 09/12/22

Project number: 760066-01

EXTERIOR ELEVATIONS

A02

CESO

NEURAGENEX
TREATMENT CENTERS

GLEN ELLYN, IL

01.20.2022

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION. The building image shown are a representation of the current design intent only. The building image may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

FRONT SIDE

FRONT SIDE

BACK SIDE

EXISTING BUILDING

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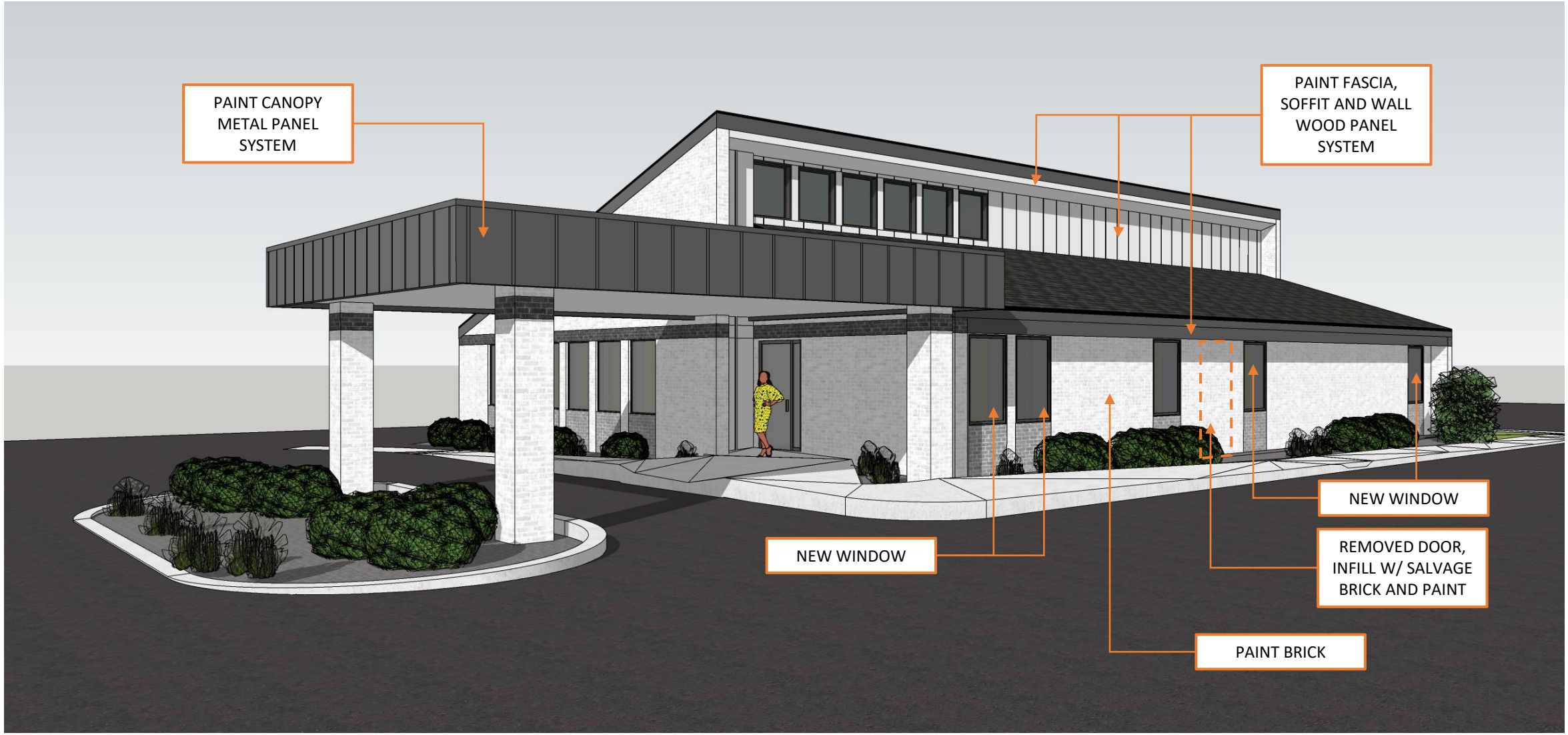
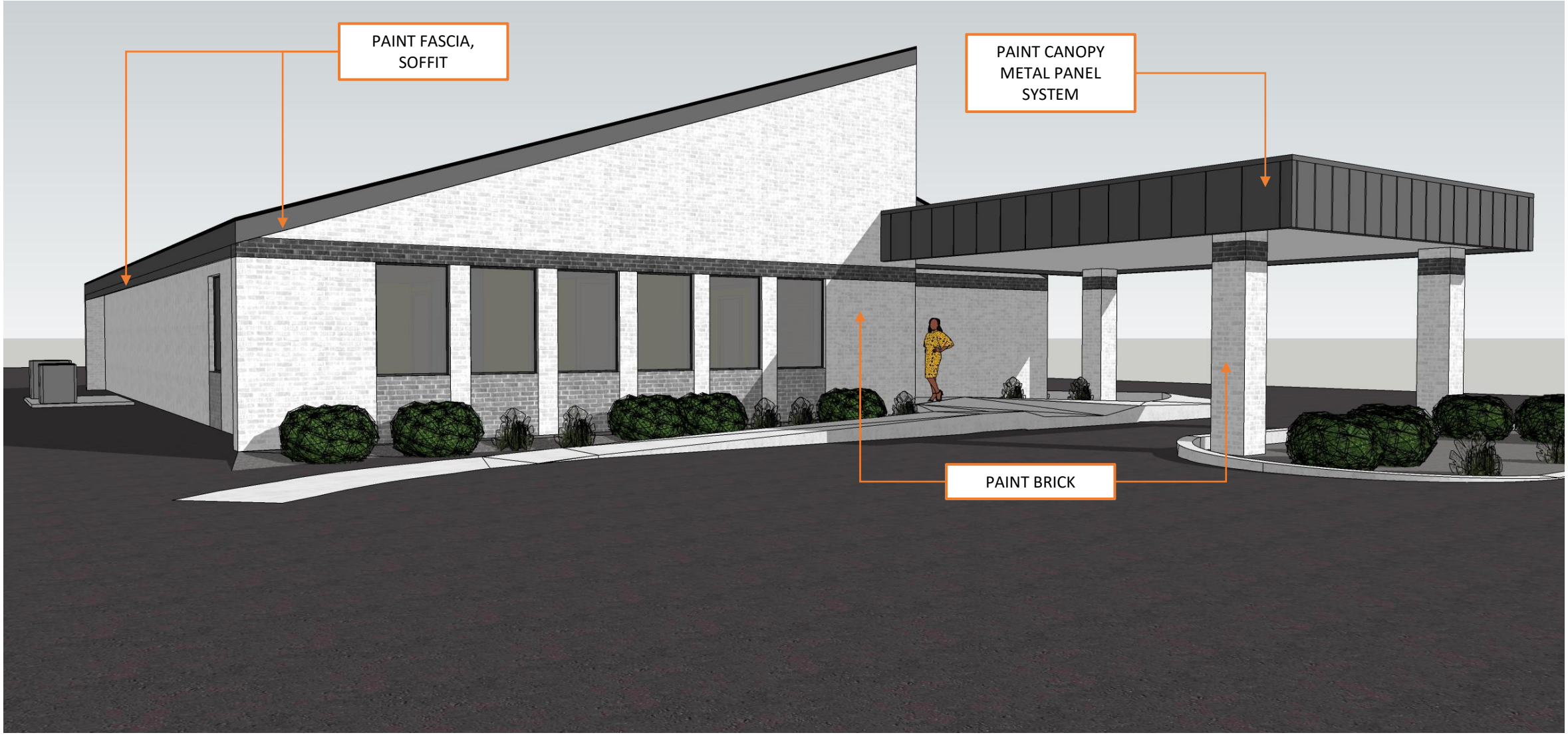


PROPOSED FRONT BUILDING

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION. The building image shown are a representation of the current design intent only. The building image may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



PROPOSED FRONT BUILDING

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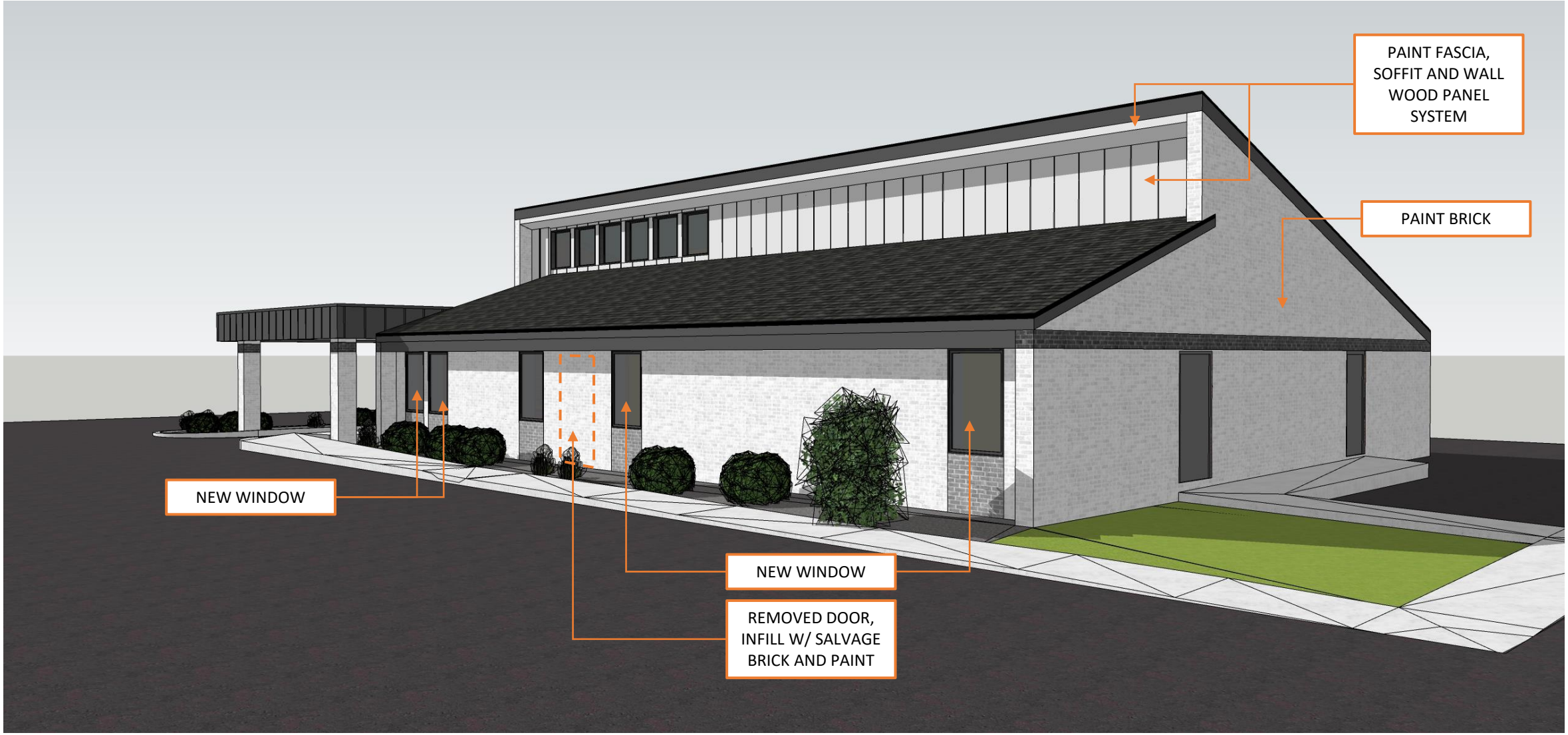

PROPOSED REAR BUILDING

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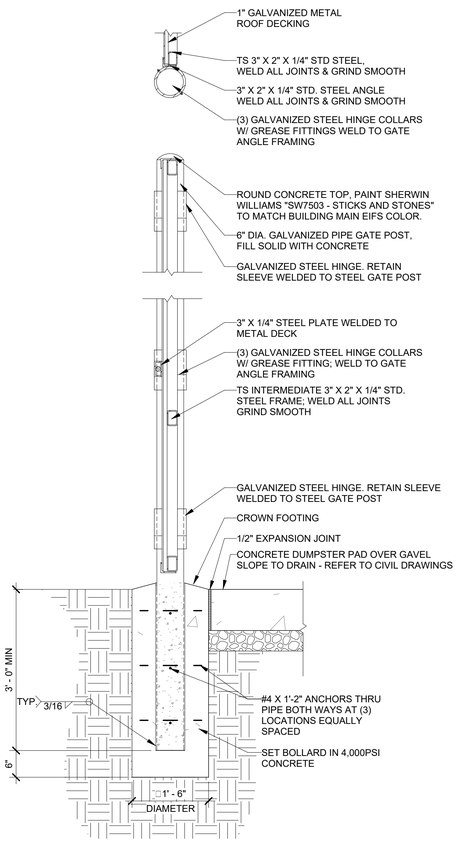
SHEET NOTES

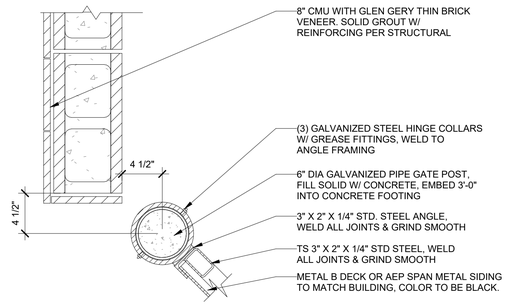
1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECS.
2. PROVIDE LOCKING MECHANISM ON GATE DOORS
3. GATE TO BE BUILT WITH 3" x 2" x 1/4" STEEL TUBING TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED A DARK BRONZE COLOR TO MATCH BUILDING. REFER TO SHEET A201 EXTERIOR ELEVATIONS.
4. REFER TO SHEET A701 FOR FINISH INFORMATION

CESO
WWW.CESOINC.COM
3300 South Market Street, Suite 230
Rogers, AR 72758
Phone: 479.271.8058

No.	Revisions/ Submissions	Date



7 GATE JAMB DETAIL
Scale: 3/4" = 1'-0"



6 GATE JAMB SECTION
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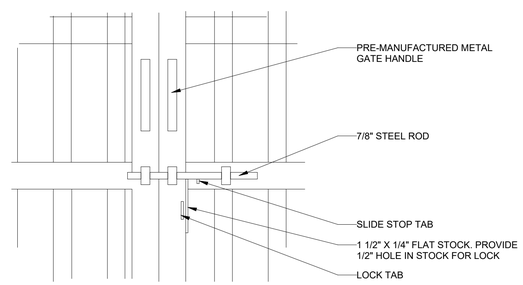

5 GATE LOCKING HANDLE
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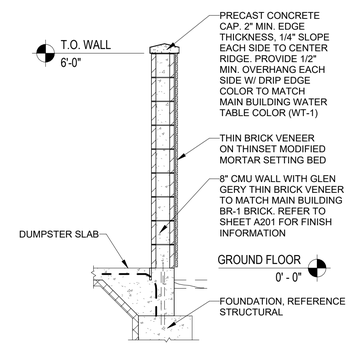

4 WALL SECTION
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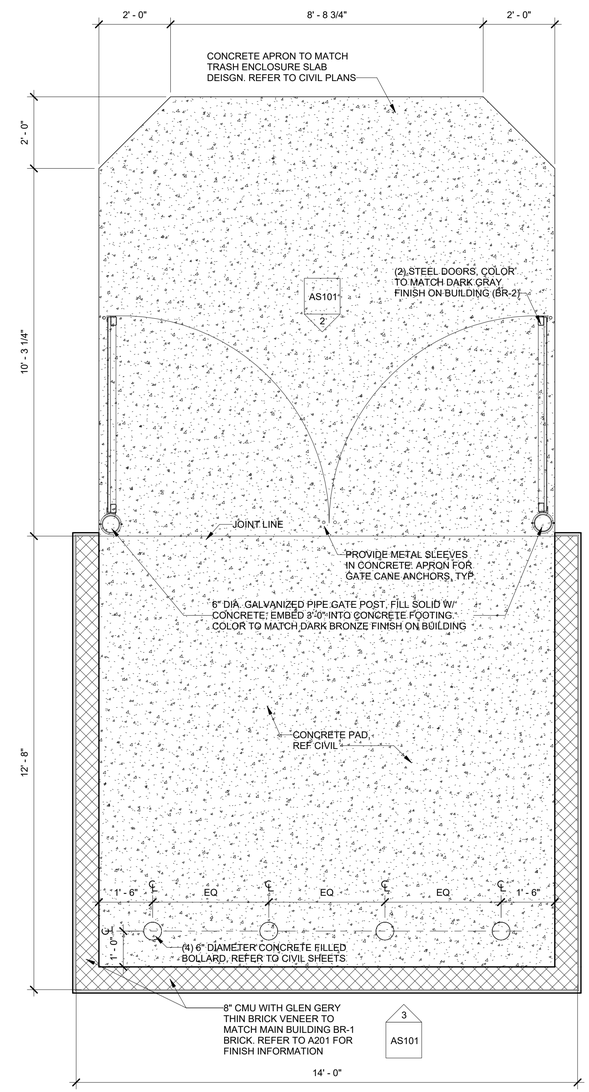
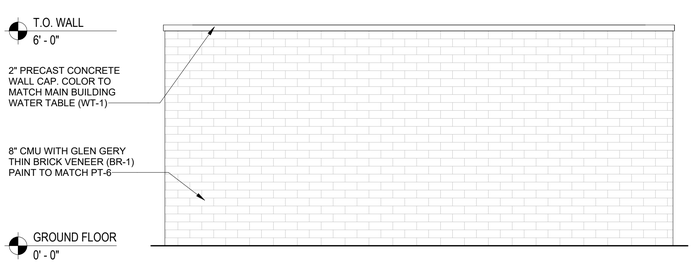
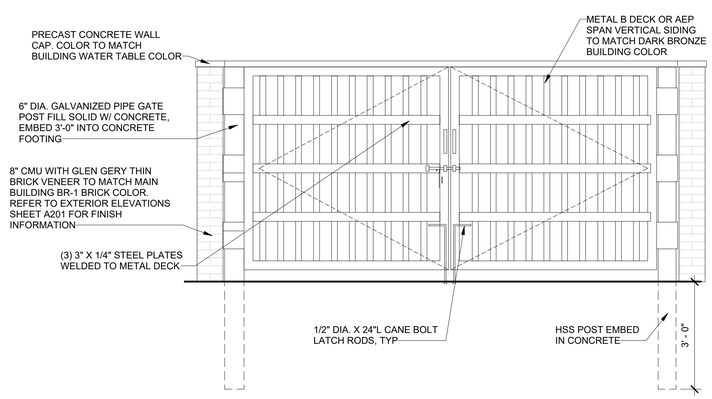


1 TRASH ENCLOSURE
Scale: 1/2" = 1'-0"



3 SIDE ELEVATION
Scale: 1/2" = 1'-0"



2 FRONT ELEVATION
Scale: 1/2" = 1'-0"

NEURAGENEX
GLEN ELLYN, IL
1186 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS 60137

© 2022 CESO, INC

08/03/22
Date

LICENSED ARCHITECT
BENJAMIN T. BELL
001-019269
STATE OF ILLINOIS
EXPIRES: 11/30/22

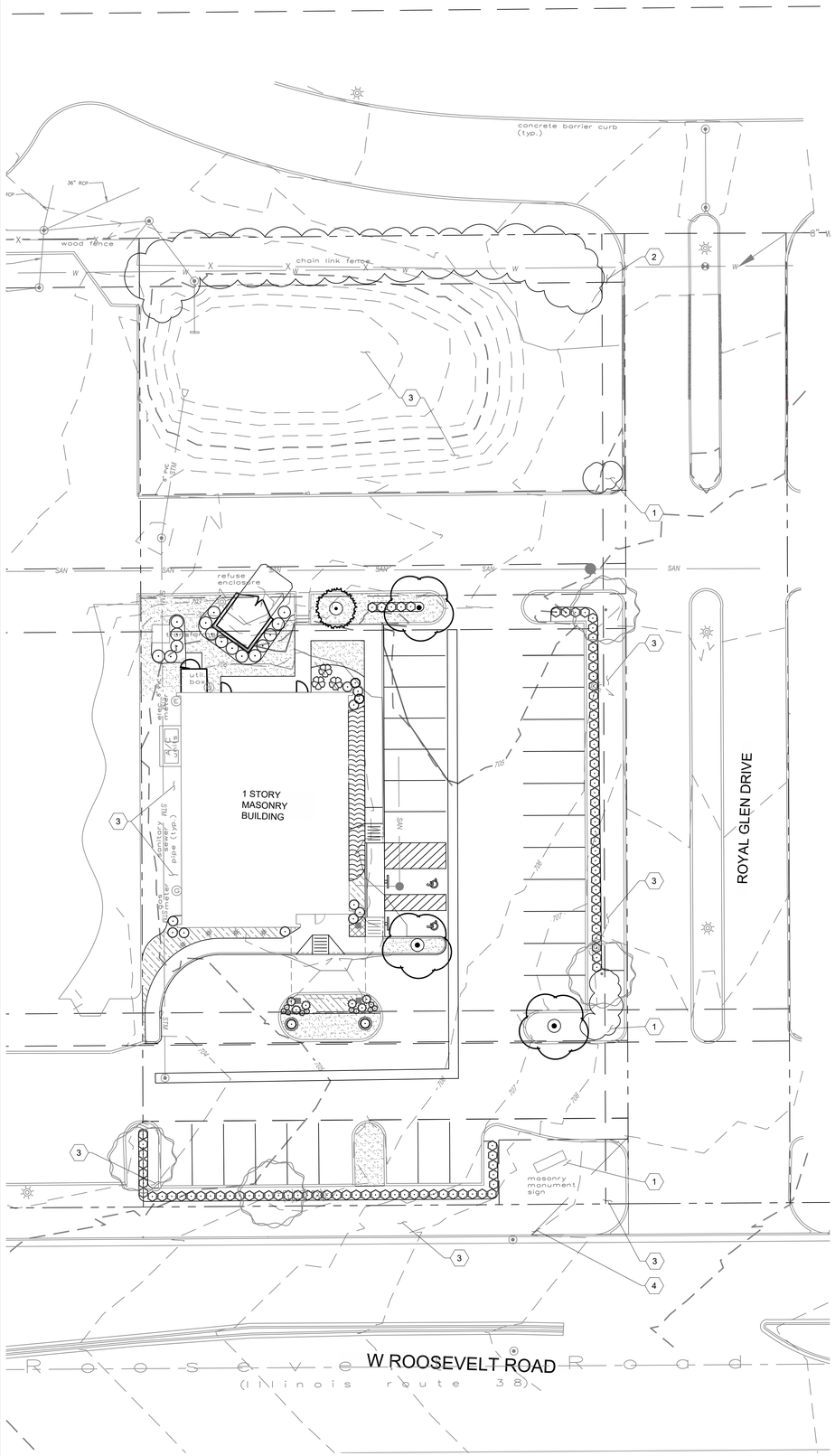
Project number:	760066-01
Scale:	As indicated
Drawn:	PM
Checked:	MS, GB
Date:	08.01.2022
Issue:	1ST CITY SUBMITTAL

Drawing Title:

TRASH ENCLOSURE DETAILS

AS101

8/3/2022 2:56:09 PM Autodesk Docs://NEX/Glen Ellyn IL/CESO-ARCHNEX GLEN ELLYN IL-RESVIT2022.rvt



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	JUNIPERUS SCOPULORUM 'CANDELABRA' CANDLEABRA ROCKY MOUNTAIN JUNIPER	11` HT. / 5` SPR.	AS SHOWN	1
	PRUNUS X 'KANZAN' KANZAN FLOWERING CHERRY	10` HT. / 5` SPR.	AS SHOWN	3

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6` HT.	AS SHOWN	4

SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	SPACING	QTY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' DWARF JAPANESE BARBERRY	2` HT. / 2` SPR.		36" o.c.	6
	BERBERIS THUNBERGII 'MONLERS' TM GOLDEN NUGGET JAPANESE BARBERRY	1` HT. / 1` SPR.		18" o.c.	10
	BUXUS X 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD	18" HT	3`-0" OC	36" o.c.	10
	HYDRANGEA QUERCIFOLIA 'APPLAUSE' APPLAUSE OAKLEAF HYDRANGEA	24" HT	4`-0" OC	48" o.c.	3
	JUNIPERUS CHINENSIS JUNIPER	2` HT. / 2` SPR.		48" o.c.	16
	VIBURNUM DENTATUM 'MORTON' TM NORTHERN BURGUNDY ARROWWOOD VIBURNUM	3` HT. / 2.5` SPR.		36" o.c.	94

SHRUB AREAS	BOTANICAL / COMMON NAME	SIZE	SPACING	SPACING	QTY
	HOSTA X 'FIRE AND ICE' FIRE AND ICE HOSTA	1` HT. / 1` SPR.		18" o.c.	11
	JUNIPERUS CHINENSIS 'SAN JOSE' SAN JOSE JUNIPER	1` HT. / 1` SPR.		24" o.c.	69

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	SPACING	QTY
	HYPERICUM CALYCINUM CREEPING ST. JOHN'S WORT	1 GAL	1`-6" OC	18" o.c.	179
	POA PRATENSIS KENTUCKY BLUEGRASS	SOD			1,560 SF

IRRIGATION

- THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

MULCH

- ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF SHREDDED HARDWOOD MULCH
- CONTRACTOR TO PLACE 4' DIAMETER MULCH RING AROUND ALL TREES IN LAWN

LANDSCAPE CODE REQUIREMENTS

SECTION 4-5-4

SIGN LANDSCAPING: A LANDSCAPE AREA EQUAL TO 2 SF FOR EACH SF OF SIGNAGE IS REQUIRED AND PROVIDED

SECTION 10-4-15

PERIMETER LANDSCAPE: AN AREA 10' WIDE REQUIRED ALONG FRONT AND SIDE LOT LINES ABUTTING A STREET. TO BE APPROPRIATELY PLANTED AND LANDSCAPED. A 15.5' LANDSCAPE AREA PROVIDED ALONG W ROOSEVELT ROAD. A 11' LANDSCAPE AREA PROVIDED ALONG ROYAL GLEN DRIVE.

SECTION 10-5-13

MINIMUM TREES
24 TREES PER ACRE GREEN SPACE
DEVELOPED LAND AREA: 1.034 ACRES
GREEN SPACE: 0.41 ACRES
10 TREES REQUIRED, 24 TREES PROVIDED (EXISTING & PROPOSED)

TREE DISTRIBUTION:
- DECIDUOUS SHADE
  - 2-2.5" C, 6 X .41 A = 3 REQUIRED, 5 PROVIDED (EXISTING BUFFER TREES)
  - 3-4" C, 5 X .41 A = 3 REQUIRED, 4 PROVIDED (EXISTING BUFFER TREES)
  - 4.5" C, 3 X .41 A = 2 REQUIRED, 5 PROVIDED (EXISTING PARKWAY AND BUFFER TREES)
- ORNAMENTAL
  - 6-8' T, 3 X .41 A = 2 REQUIRED
  - 8.5' T, 2 X .41 A = 1 REQUIRED, 3 PROVIDED
- EVERGREEN
  - 6-8' T, 2 X .41 A = 1 REQUIRED, 6 PROVIDED
  - 8.5-10' T, 2 X .41 A = 1 REQUIRED
  - 10.5' T, 1 X .41 A = 1 REQUIRED, 1 PROVIDED

APPEARANCE REVIEW GUIDELINES:
- SCREEN TRASH ENCLOSURES, TRANSFORMERS, AND UTILITIES
- UTILIZE PERIMETER LANDSCAPING TO SCREEN VIEWS OF PARKING LOTS
- LANDSCAPE BLANK BUILDING WALLS (5' WIDE MINIMUM)

SITE LEGEND

EXISTING

REFER TO C100 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED CONCRETE SIDEWALK
- RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- CENTERLINE
- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- SIGN
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- EXISTING TREE TO REMAIN

CODED NOTES:

1. EXISTING LANDSCAPE TO REMAIN
2. EXISTING TREES AND OPAQUE SCREEN TO REMAIN
3. EXISTING LAWN TO REMAIN
4. VISIBILITY TRIANGLE

N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

CESO
WWW.CESOINC.COM
3300 South Market Street, Suite 230
Rogers, AR 72758
Phone: 479.271.8058 Fax: 888.208.4826

No.	Revisions/ Submissions	Date

NEURAGENEX
GLEN ELLYN, IL
1186 W ROOSEVELT RD, GLEN ELLYN, IL 60137

© 2021 CESO, INC

ZACHARY D. FRESHNER
062.065470
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS
08/05/2022

Project number:	760066
Scale:	
Drawn:	EAB JPN
Checked:	CJCHGC
Date:	2022.08.05
Issue:	PERMIT
Drawing Title:	

PLANTING PLAN

L100

10/25/2021 2:28:15 PM Autodesk Docs://NGX Victoria TX/CESO-ARCH-NGX VICTORIA TX-REVIT2022.rvt

(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR APPEARANCE REVIEW FOR 1186 ROOSEVELT ROAD

After conducting a public meeting and deliberating on the request of the petitioner, Amanda Conway of CESO, Inc., for approval of an exterior appearance review for 1186 Roosevelt Road in the C3 Service Commercial District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on October 12, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the October 12, 2022 Architectural Appearance Commission meeting and before the Village Board of Trustees.

2. That the proposed landscaping on the site shall be installed in compliance with the approved landscape plan and be continuously maintained in perpetuity.

3. The photometric plan and the parking lot alterations shall conform to the Village Zoning, Building, and Accessibility Codes as well as stormwater regulations, and a building permit shall be issued for the exterior alterations.

Motion by: _____ Seconded by: _____

Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 10/12/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Commission Recommendation
Prepared By: Atrin Fard

AGENDA ITEM
(ID # 2022-2711)

DOC ID: 2022-2711

504 Crescent Blvd: Exterior Appearance Review for Five-0-Four Kitchen, a new restaurant.

Statement of the Issue:
See attached Staff Report.

Analysis:
See attached Staff Report.

Budget Impact:
N/A

Action Requested:
See attached Staff Report.

Attachments:
1. AAC Staff Report
2. 1. Application for Exterior Appearance
3. 2. Aerial Map
4. 3. Petitioner's Narrative Statement
5. 4. Photos of Current Conditions
6. 5. Proposed South Elevation Packet
7. 6. Proposed West and North Elevations Packet
8. 7. Proposed Screen Wall Packet
9. 8. Air Curtain Cut Sheet
10. 9. Lighting Cut Sheet
11. 10. Proposal Contract
12. 11. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Atrian Fard, Senior Planner

FOR: October 12, 2022 Public Meeting

SUBJECT: 504 Crescent Boulevard – Five-0-Four Kitchen – Exterior Appearance Approval

---

PETITIONER: The petitioner is Sylvia Xim'enez, representing Kaelka LLC., dba Five-0-Four Kitchen, the new business slated for the vacant tenant space at 504 Crescent Boulevard.

REQUEST: The petitioner is requesting an Exterior Appearance Review for the renovation of the existing building on the property to house the Five-0-Four Kitchen. The restaurant will operate six days a week, serving breakfast, brunch, lunch, and dinner only from Friday to Sunday. In order to proceed with the project, the petitioner will need to receive approval of the Exterior Appearance of the project.

LOCATION The subject property is located on the north side of Crescent Boulevard between Main Street and Glenwood Avenue in the C5A Central Business District. The subject unit was formerly occupied by Rue Restaurant and has been used primarily as a retail core use. The property is proposed to be renovated to accommodate a new restaurant use. The land use and zoning of the properties in the surrounding area are identified below:

	Land Use	Zoning
North:	Commercial	C5A
South:	Office & School	C5A
East:	Commercial	C5A
West:	Commercial	C5A

COMP PLAN: According to the 2001 Comprehensive Plan, existing downtown buildings should be preserved and protected when possible or improved to enhance the original characteristics and style. Most buildings should be natural, earth-tone colors that follow historic precedent and complement adjoining buildings. Replicating the historic style of the building is not required but design should be compatible with materials and style that characterize the Downtown's historic structures (Pg. 45).

PROJECT SUMMARY: The existing building was constructed in 1918 and is improved with a one-story building with a total area of 1,384 square feet. The petitioner plans to renovate the southern, western, and northern elevations of the building to open a new

restaurant. More information about the project is below:

1. Building. The petitioner is proposing changes to the front (facing Main Street), west, and north elevations of the building:

   South Elevation: The petitioner plans on replacing brick with natural stone marble featuring cream-white hues with a textured finish. The proposal also calls for the renovation of the entrance vestibule with full-height glass door and windows, and the replacement of storefront windows with bi-fold glass doors and windows, to the right and left of the entrance, respectively. All windows and doors will feature dark bronze aluminum framing. Section 1.2 of the Appearance Review Guidelines states, "Materials and finishes not recommended include…aluminum siding, trim or panel systems; glass storefront wall systems that extend to the ground." The proposed storefront includes aluminum framing and panels, as well as the glass storefront portion that extends to the ground. Also, Section 3.3.3 of the Appearance Review Guidelines states, "windows and doors should be inset behind the plane of the wall, clearly defined by wood or masonry trim." The AAC may wish to deliberate whether glass storefront extending to the ground, and bi-fold windows and doors would align with these Guidelines.

   Additional changes include removal of existing awnings, new air curtains atop new doors, and new light fixtures. Section 1.6 of the Appearance Review Guidelines supports a readily identifiable entrance highlighted by the building structure, awnings, canopies, lighting, and/or architectural detailing. Also, Section 3.7 encourages awnings providing protection from wind, rain, and hot sun to the benefit of pedestrians and protection of window displays. Given the proposed dark-framed glass doors and windows throughout the storefront and plans to remove awnings, the Commission may wish to inquire if other architectural elements could be added to the building exterior to articulate the front entrance and enhance the storefront.

   West and North Elevations: The brick is currently painted, which will be washed, sandblasted, and tuckpointed to restore the underlying cream brick tone. Broken bricks will be replaced, and the surface will be UV varnished for further protection. Section 3.6 of the Appearance Review Guidelines states, "Original masonry wall surfaces should not be cleaned with abrasive methods such as sandblasting … unless the building has no distinctive historic or architectural character." In accordance with these guidelines, the Commission may wish to encourage the petitioner to consider less abrasive methods to remove the paint.

2. Interior Renovation. The interior of the building will be renovated as part of the project to prepare the space for the new restaurant. A building permit has been applied for by the petitioner.

3. Site Improvements. No additions or new structures are proposed for the property.

4. Rooftop Equipment Screen. The rooftop equipment is currently screened by a 2 to 3-foot-high parapet wall on three sides of the building. The screen is made of light beige/gray Rolex Aluminum panels with flashing caps. As part of the renovation project, the petitioner intends to replace parts of the screen wall which are currently in disrepair, including metal studs and pressure-treated blocking, while maintaining the existing metal paneling. No changes to the color and materials are proposed, and the screen will match the building. Section 1.8.3 of the Appearance Review Guidelines also encourages screening of the rooftop mechanical equipment from view from the street and adjacent properties by screening systems consistent with the architecture of the building.

5. Lighting. The petitioner intends to replace the existing historic lantern sconces with contemporary rectangular mercury glass sconces. The fixtures would have a dark bronze finish that would complement the architecture and function of the principal building. Cut sheet of the proposed fixture is included in the petitioner's application packet. The proposed fixtures comply with the shielding requirements in the Zoning Code.

AAC ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines and may wish to inquire about/encourage the petitioner to:

1. Utilize less abrasive methods to remove the existing brick paint.
2. Consider glass storefront extending to the ground.
3. Incorporate the use of awnings or other architectural elements to articulate the building entrance.
4. Inquire about the projection of bi-fold doors and windows from the plane of the wall.

Staff would recommend the AAC consider the following conditions of approval:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the October 12, 2022, Architectural Appearance Commission meeting.

2. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Aerial Map
3. Petitioner's Narrative Statement
4. Photos of Current Conditions
5. Proposed South Elevation Packet
6. Proposed West and North Elevations Packet
7. Proposed Screen Wall Packet
8. Air Curtain Cut Sheet
9. Lighting Cut Sheet
10. Proposal Contract
11. Draft Motion to Approve

cc: Martin Scott, Community Development Director
Sylvia Xim'enez, Petitioner

X:\Plandev\PLANNING\AAC\Exterior Appearance Approval\C\504 Crescent\Meetings\AAC

EXTERIOR APPEARANCE REVIEW
APPLICATION

CLEAR ALL PAGES

Please complete and return this form to the Community Development Department, 535 Duane St., Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: SEPT. 2, 2022 B: Application No. _____

C. **Project Name:** 504 CRESCENT BLVD (FORMERLY ROE)

D. Project Description:

TO RESTORE & IMPROVE EXTERIOR ORIGINAL BRICK. REPLACE OLD WINDOWS TO BIFOLD METAL FRAME WINDOWS & NO ARCHITECTURAL ALTERATION TO ORIGINAL FACADE OR STRUCTURE OF BUILDING

E. Address of Property: 504 CRESCENT BLVD

F. Permanent Index No.: _____ G. Zoning: _____

H. **Name of Applicant:** 504 Crescent BLVD & STONE BUILDING GROUP

I. Address of Applicant: SYLVIA JIMENEZ REYNA UGALDE 376 JENICE CT. WEST CHICAGO, IL

J. Phone No. (Business): 630.360.7339 (Home) _____

K. (Mobile) 630.360.7339 (Other) 630.790.3311

L. Fax No.: _____

M. E-mail Address of Applicant: Sylvia.bkproductions@gmail.com

N. **Name of Property Owner:** REYNA UGALDE

O. Address of Property Owner: 376 JENICE CT. WEST CHICAGO, IL 60185

P. Phone No. (Business) 630.360.7339 (Home) _____

Q. E-Mail Address of Property Owner: Sylvia.bkproductions@gmail.com

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

NO STYLE WILL BE CHANGED ARCHITECTURALLY. STYLE REMAINS THE SAME.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

NO ARCHITECTURAL CHANGES ARE BEING MADE. BRICK WILL BE REPAIRED, RESTORED AND PROTECTED TO FURTHER MAINTAIN THE ORIGINAL ESTATE AND LOOK OF IT. WINDOWS' OPENINGS REMAIN IN SAME LOCATION, THEY ARE BEING CHANGE TO IMPROVE THE USE OF THEM AND LOOK OF FACADE

T. Please explain how the project complies with the Appearance Review Guidelines:

NO STRUCTURAL CHANGES, RATHER IMPROVEMENTS ARE BEING MADE AS TO FOLLOW FOOTSTEPS OF OTHER BUILDINGS' IMPROVEMENTS TO MATCH AND FOLLOW THE CURRENT LOOK OF FACADES.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

NO DEVIATIONS ARE BEING PROPOSED. ONLY IMPROVEMENTS AND REPAIRS IN ORDER TO RETAIN THE ORIGINAL BEAUTY AND UNIFORMITY OF FACADES IN TOWN.

Signature: [illegible] Date: Sept. 2, 2022

OWNERSHIP BY A CORPORATION

Date: SEPT. 2, 2022

Address: 504 CRESCENT BLVD.

Legal Description:

COMMERCIAL BUILDING. COMMERCIAL USE, CURRENTLY USED AS FULL SERVICE RESTAURANT.

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: REYNA VERALDE Address: 376 JENICE CT W. CHICAGO % 25

Name: OLGA JIMENEZ Address: 1620 THOMAS DR. W. CHICAGO % 25

Name: MARIO JIMENEZ Address: 1315 CINDY DR. SANDWICH, IL % 25

Name: ELVIRA MARTINEZ Address: DARLING, WHEATON, IL % 25

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

I, REYNA UGALDE owner of the property described as

504 CRESCENT BLVD. A COMMERCIAL ZONED BUILDING, FOR COMMERCIAL USE. PRESENTLY USE AS FULL SERVICE RESTAURANT.

verify that STONE BUILDING GROUP

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.

OWNER SIGNATURE

9/2/22

DATE

Subscribed and sworn to before me this

2nd day of September, 2022

Barbara E. Brown

Notary Public

OFFICIAL SEAL
BARBARA E BROWN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 7/9/26

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is REYNA UGALDE, and I hold the position of MANAGER for 504 CRESCENT BLVD. ("*Applicant*").

2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.

3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("*Application*") the Applicant filed with the Village of Glen Ellyn ("*Village*").

4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Reyna Ugalde

Title: OWNER / MANAGER

Applicant's Name: REYNA UGALDE

Subscribed and sworn to me this

2nd day of September, 2022

Barbara E. Brown

Notary Public

GISConsortium | Aerial Map

0 50 100 ft

Print Date: 10/7/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

PROPOSED EXTERIOR IMPROVEMENTS TO PROPERTY 504 CRESCENT BLVD

WEST WALL

WALL TO BE WASHED, SANDBLASTED AND TUCKPOINTED. REPAIR DAMAGED ORIGINAL BRICKS. BRICKS WILL BE PROTECTED BY UV VARNISH TO CONSERVE THE ORIGINAL BEAUTY OF THE BRICK AND MAINTAIN THE ORIGINAL COLOR OF MATERIAL AS WELLAS TO PREVENT WATER INFILTRATION.

SANDBLASTING EXISTING PAINT. GRINDING OUT JOINTS FOR NEW TYPE IV MORTAR.

REPLACING BROKEN BRICKS

WEST WALL

WEST WALL ROOF SCREEN

REMOVE EXISTING SCREEN WALL ON TOP OF ROOF. SAVE PANELING IF APPROVED BY CITY. COLOR WILL REMAIN THE SAME, LIGHT BEIGE/GRAY, ALUMINUM MATERIAL.

INSTALL NEW 2X8 PRESSUE TREATED BLOCKING WITH RUBBER BECKING TO PROTECT ROOF ATTACHED WITH 5/8 CINCH ANCHORS @24' O.C

INSTALL 2X4 METAL STUDS 16' O.C

INSTALL EXISTING ALUMINUM PANELS WITH FLASHING PARAPETS CAP OVER 2X8. CAP FLASH WITH ALLUMINUM.

FRONT RTU SCREEN (WEST ELEVATION) ROLLEX ALLUMINUM PANEL (LIGHT BEIGE/GRAY COLOR)

SOUTH WALL

SOUTH ROOF SCREEN

REMOVE EXISTING SCREEN WALL ON TOP OF ROOF. SAVE PANELING IF APPROVED BY CITY. COLOR WILL REMAIN THE SAME, LIGHT BEIGE/GRAY, ALLUMINUM MATERIAL.

INSTALL NEW 2X8 PRESSUE TREATED BLOCKING WITH RUBBER BECKING TO PROTECT ROOF ATTACHED WITH 5/8 CINCH ANCHORS @24' O.C

INSTALL 2X4 METAL STUDS 16' O.C

INSTALL EXISTING ALUMINUM PANELS WITH FLASHING PARAPETS CAP OVER 2X8. CAP FLASH WITH ALLUMINUM.

FRONT RTU SCREEN (WEST ELEVATION) ROLLEX ALLUMINUM PANEL (LIGHT BEIGE/GRAY COLOR)

SOUTH WALL STORE FRONT

STORE FRONT DOORS WITH TWO SIDE PICTURE WINDOWS FULL HEIGHT. COLOR DARK BRONZE

1 FULL HEIGHT BIFOLD DOOR TO EXISTING HEADERS ON EAST SIDE OF ENTRY DOOR. DARK BRONZE. MANUFACTURER US ALLUMINUM.

1 NEW BIFOLD WINDOW ON WEST SIDE OFF OF ENTRY DOOR. DARK BRONZE US ALLUMINUM IN EXISTING OPENING.

2 AIR CURTAINS TOP OFF 2 NEW DOORS FULL WITH. GRAINGER MANUFACTURER.

THESE IMPROVEMENTS WILL BEAUTIFY THE FRONT STORE AS WELL AS MATCH THE NEW IMPROVEMENTS MADE BY OTHER ESTABLISHMENTS IN OUR BEAUTUL TOWN.

SOUTH WALL

RESTORE AND REPLACE THE BRICK FOR NATURAL STONE. CANOVA NATURAL MARBLE LEDGER PANEL.

NATURAL STONE CANOVA NATURAL. 8X24 MARBLE LEDGER, THICKNESS FEATURES WHITE HUES WITH TEXTURED FINISH.

MANUFACTURER: ROCK RIDGE.

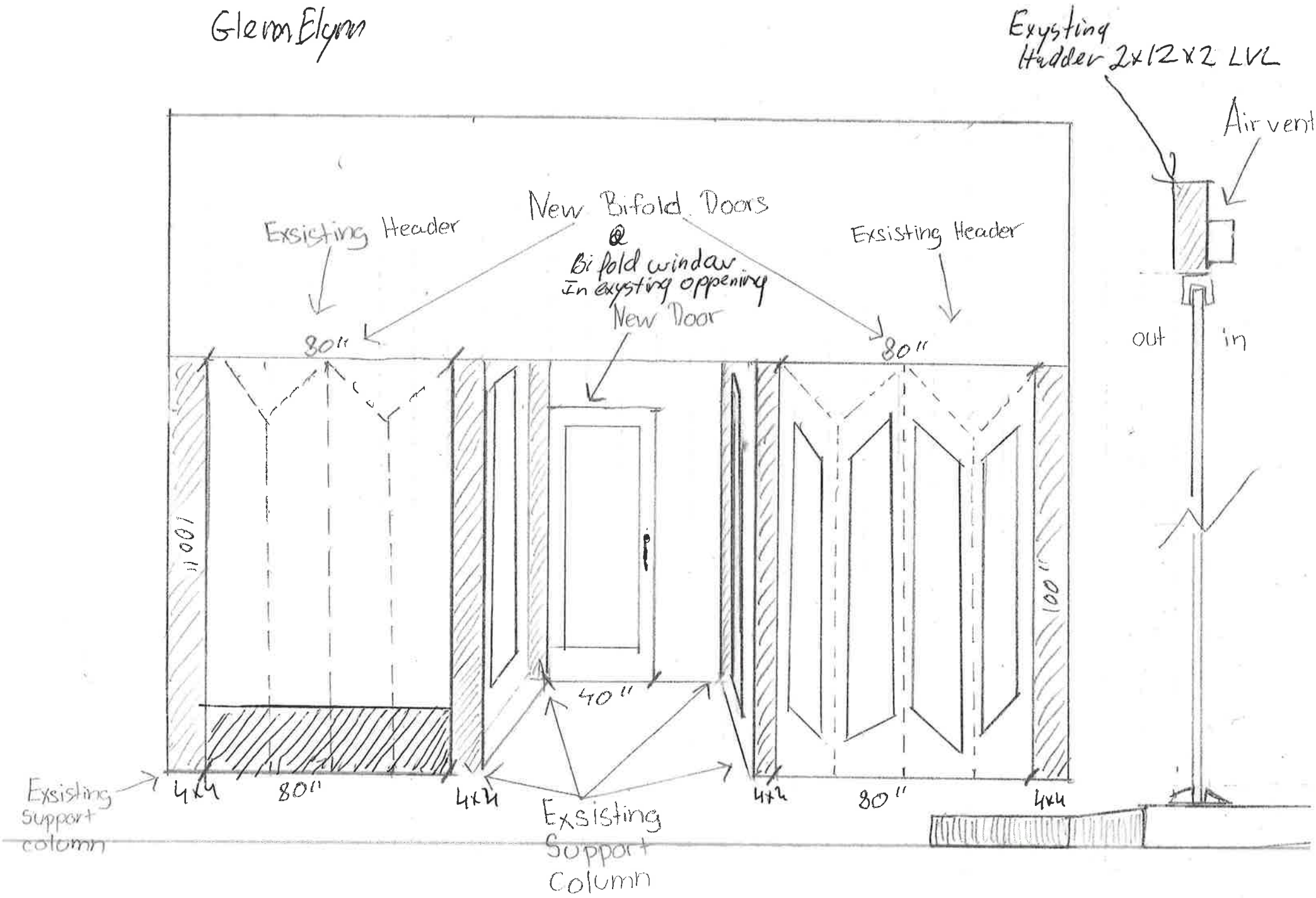
FRONT SIGNAGE

LIGHTED LED RAISED LETTERS SIGN ON A MONUMENT LIKE BACKGROUND MATERIAL.

YOUNGS
Kitchen

a downtown
to treasure
rue
OPEN

504 Crescent blv
Glenn Elgin



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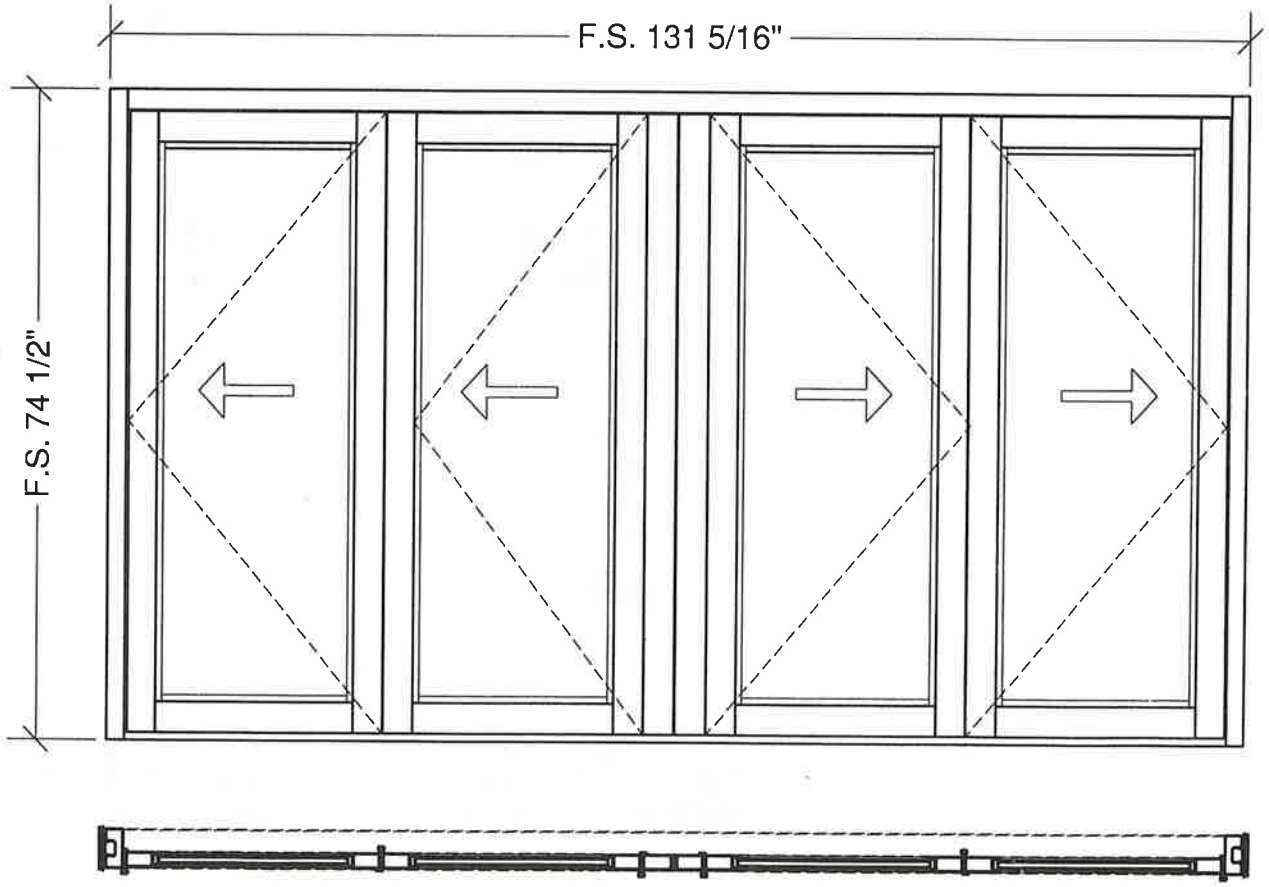
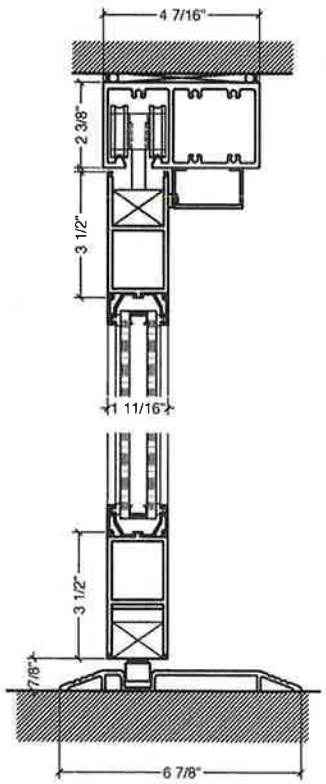
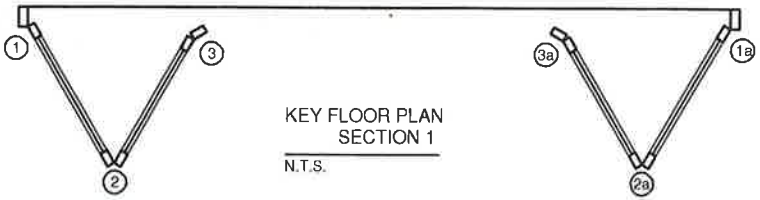
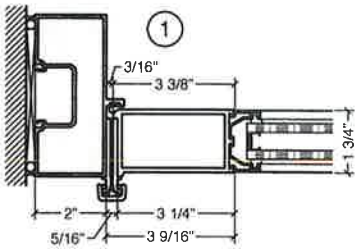


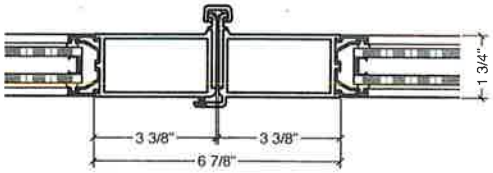


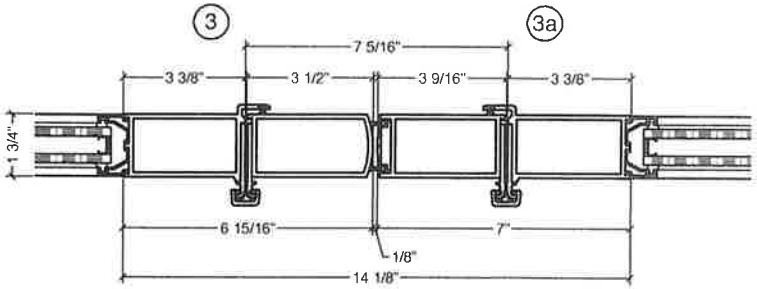


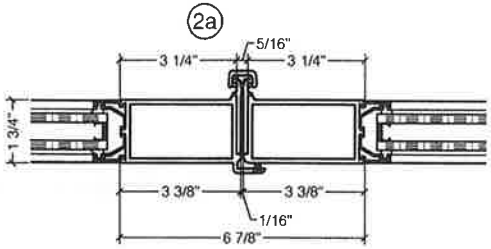
KEY FLOOR PLAN
SECTION 1

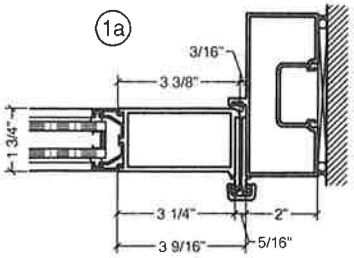
N.T.S.



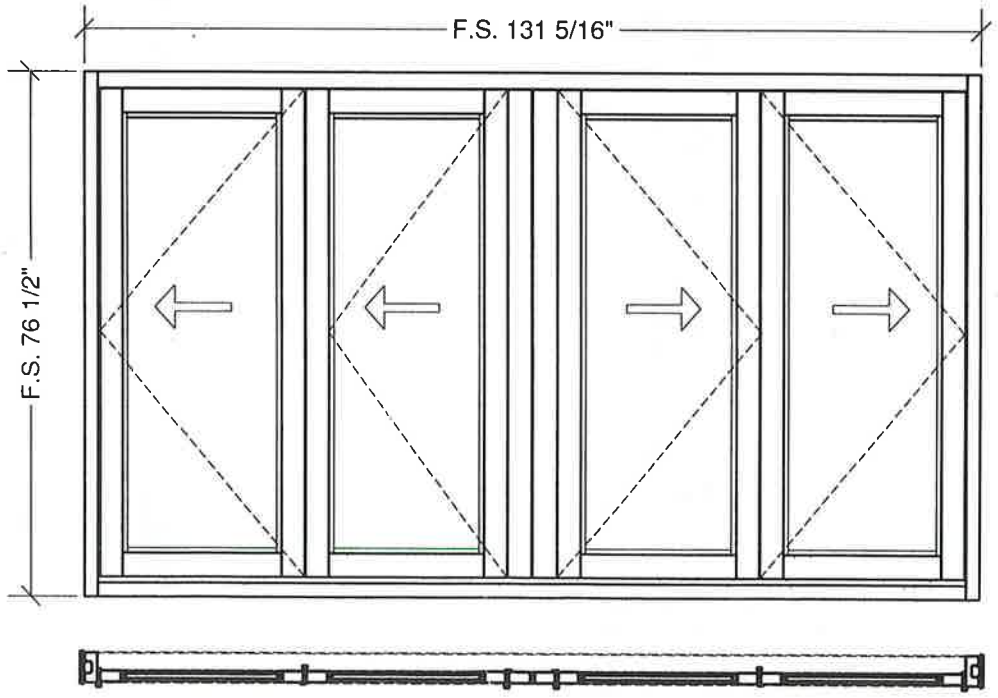


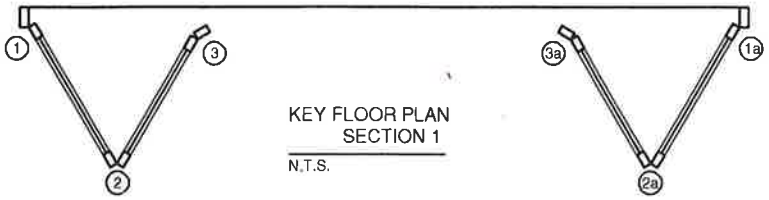




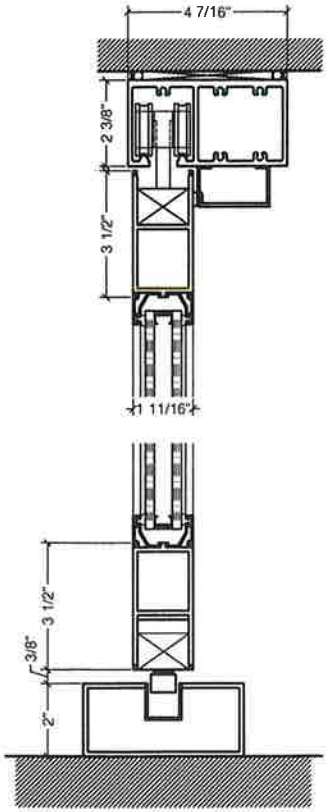


2 TO THE LEFT; 2 TO THE RIGHT with tube

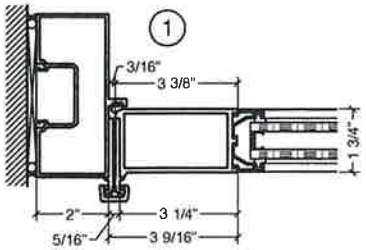


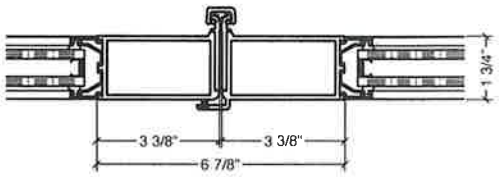


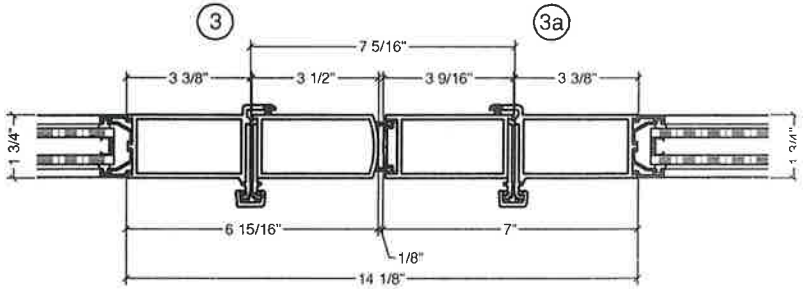
KEY FLOOR PLAN
SECTION 1
N.T.S.

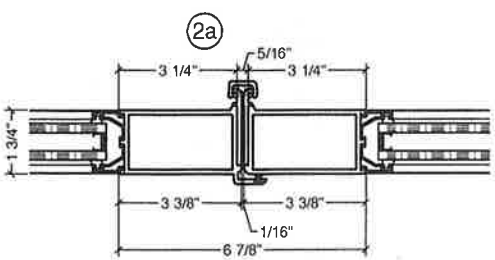


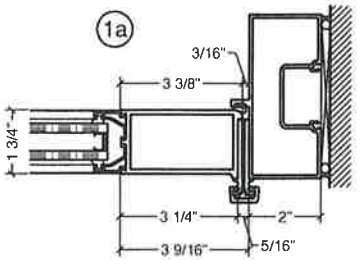
1 DOOR SECTION
SCALE: 3"= 1'-0"

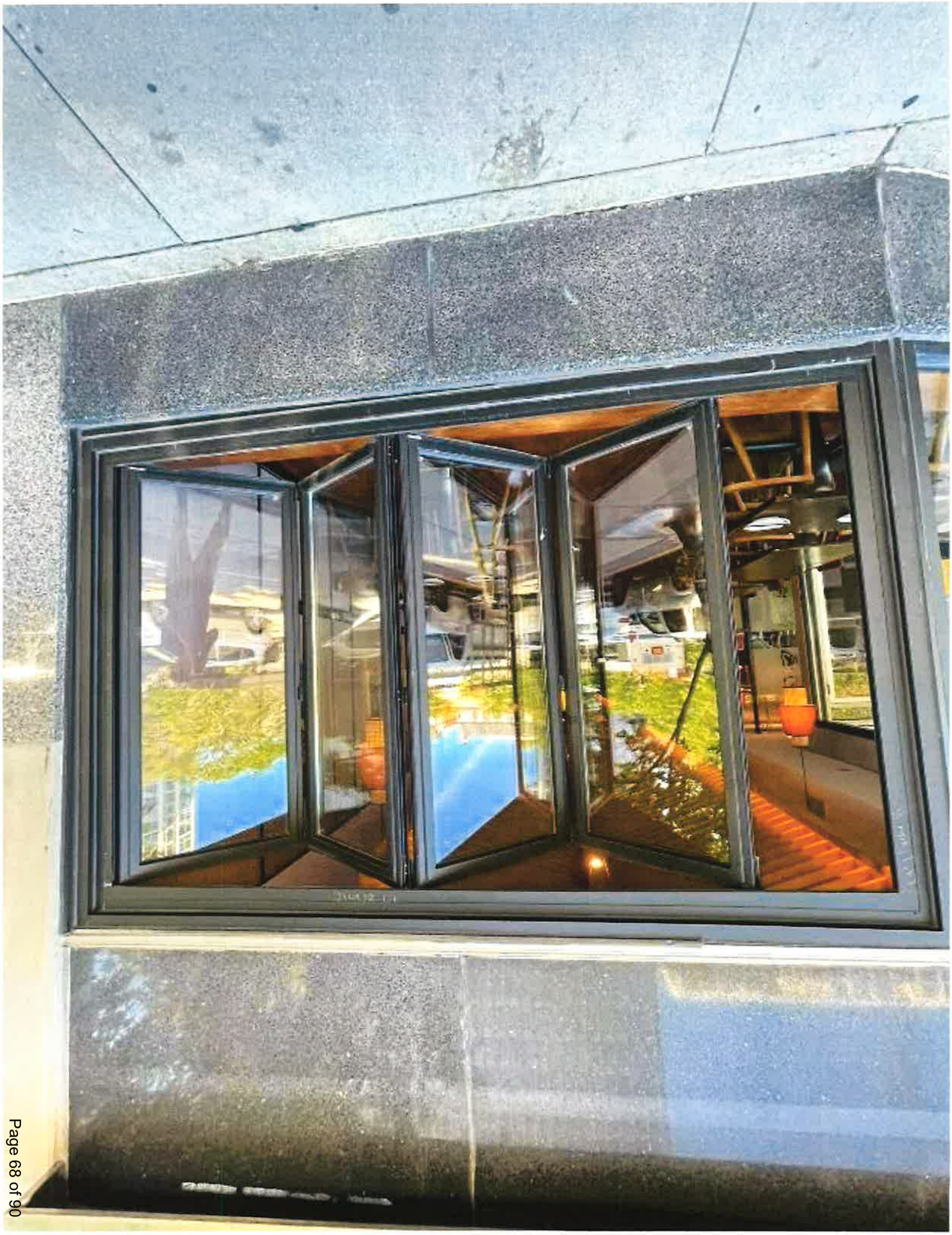


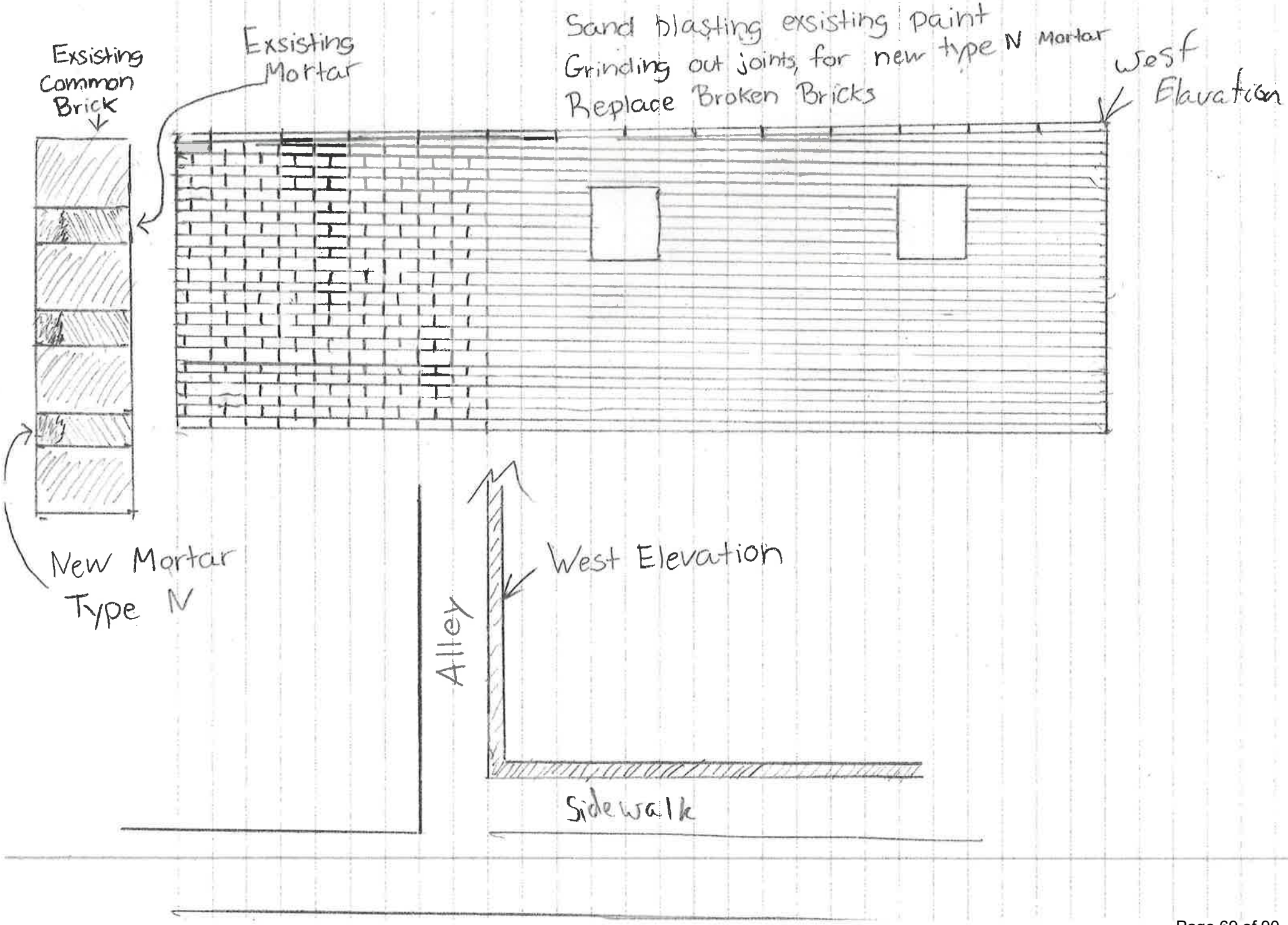


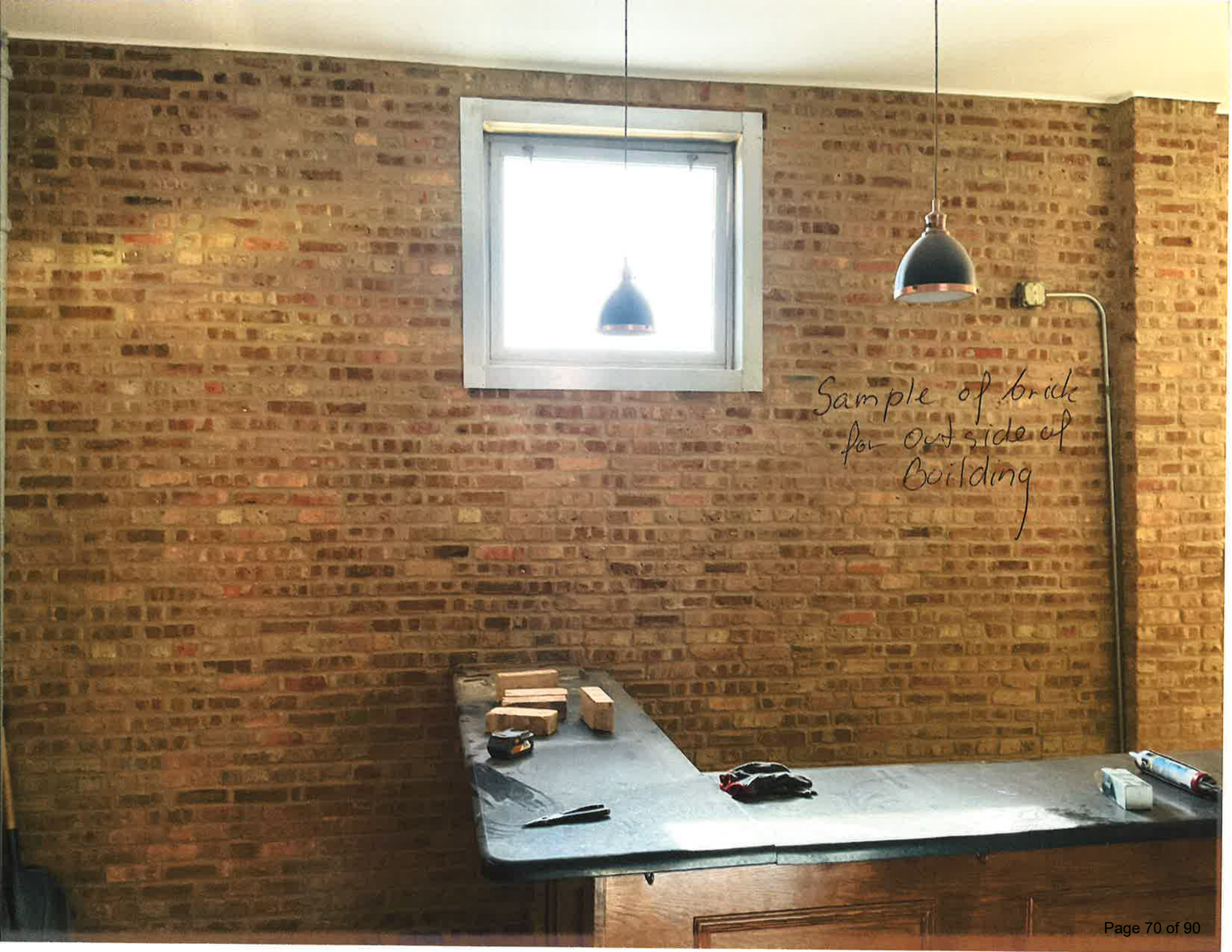






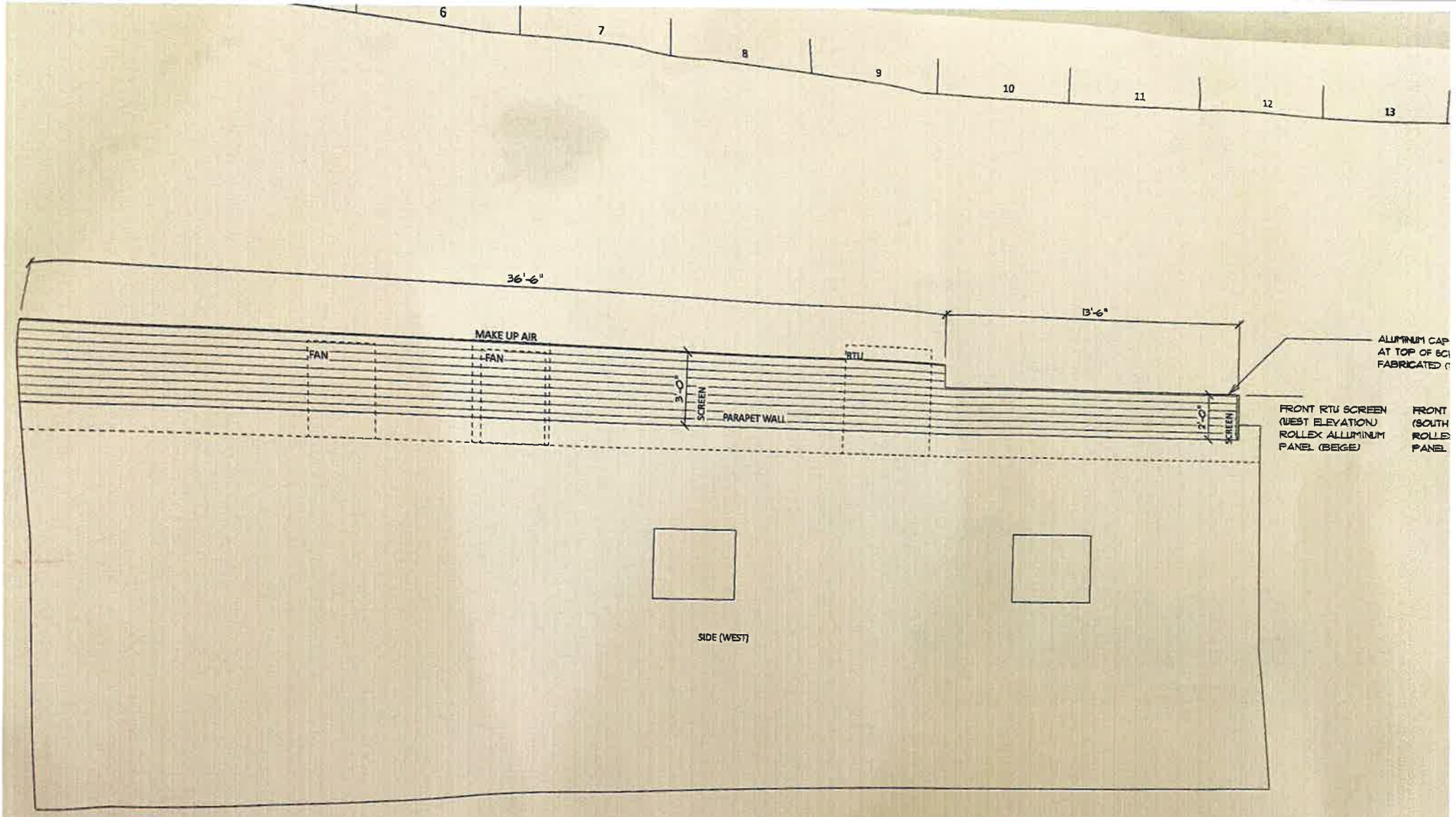



Exsisting Common Brick
Exsisting Mortar
Sand blasting exsisting paint
Grinding out joints, for new type N Mortar
Replace Broken Bricks
West Elavation
New Mortar Type N
West Elevation
Alley
Sidewalk


Sample of brick
for outside of
Building

Existing screening
Wall to be
washed
and tuck pointed
RESERVED
PARKING

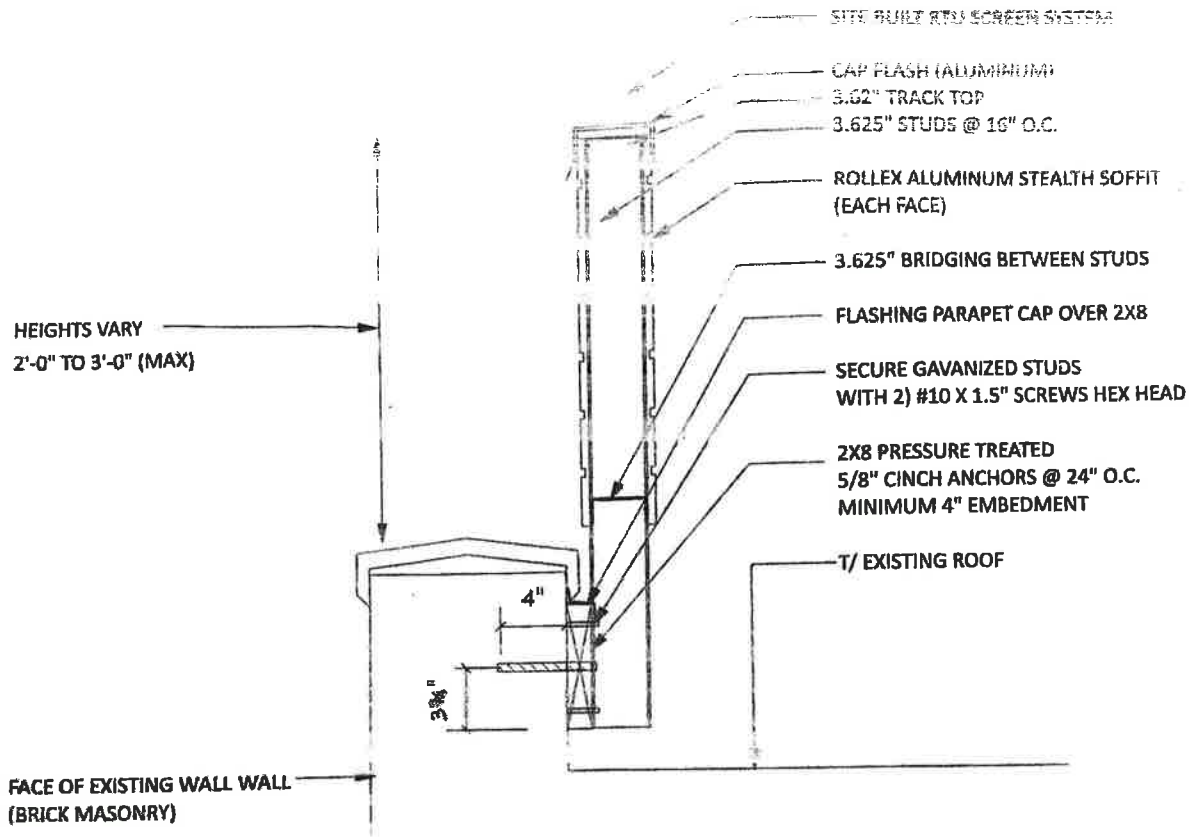
3" 5/8"
1" 1/2
Existing
Studs are mounted need to be moved 90°
for proper mounting and strength of Stud



WEST SCREEN ELEVATION

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

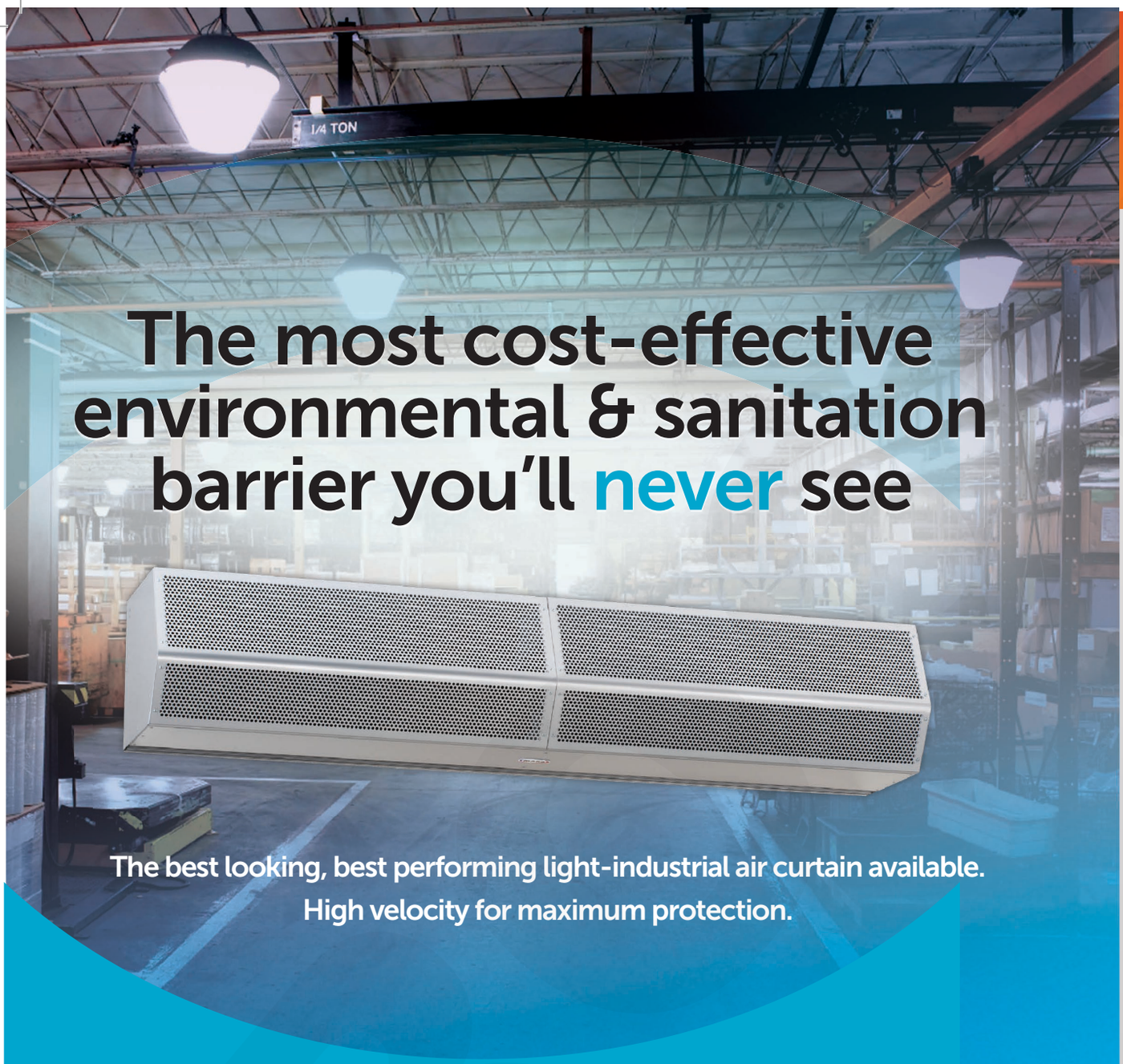
SCALE: 1/4 = 1 - 0"



VERIFY ALL CONDTIOINS DIMENSIONS AND ELEVATION AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

ROOF SCREEN DETAIL

SCALE: 1" = 1'-0"



The most cost-effective environmental & sanitation barrier you'll never see

The best looking, best performing light-industrial air curtain available.
High velocity for maximum protection.

High Velocity 2 Series **industrial air curtains**

HIGH VELOCITY 2 SERIES INNOVATIONS

- New low profile design
- Durable metal construction w/powder coated finish
- Easy to install
- Low maintenance and operational costs
- Contributes to LEED points
- Heating Options – Electric, Hot Water, Steam & Indirect Gas Fired
- Standard Color – Titanium Silver
  (Special Colors – Obsidian Black/Pearl White/Stls Steel - $$ adder)

FEATURES IN ALL MARS AIR CURTAINS

- Maintains consistent interior temperature
- Minimizes dirt, dust, and fumes
- Controls flying insects
- Allows for unobstructed views…enhancing safety
- Effective environmental control
- Reduced energy consumption

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mars atmosphere is everything

10'-12'

MODEL SERIES
INSTALLATION HEIGHTS

7'-8'
LPV2

7'-8'
SANITATION, ETL, LPN2,N2 NH2

8'-10'
STD2

8'-12'
PH

10'-12'
HV2

14'-16'
EP2

12'-16'
WMI, WMH

12'-30'
BD

High Velocity 2 Series **industrial air curtains**

10'-12'

Model	Door Width Inches	Door Height Feet	FULL LOAD AMPS/ 3ϕ 208V/ 230V	460V	Sound Pressure Level (dBA)	Net Wt. LBS. Unheated
HV2 42	42"	10'-12'	3.3/3.2	1.6	70	120
HV2 48	48"	10'-12'	3.3/3.2	1.6	70	125
HV2 60	60"	10'-12'	3.3/3.2	1.6	70	140
HV2 72-2	72"	10'-12'	6.6/6.4	3.2	73	220
HV2 84-2	84"	10'-12'	6.6/6.4	3.2	73	235
HV2 96-2	96"	10'-12'	6.6/6.4	3.2	73	250
HV2 96-3	96"	10'-12'	9.9/9.6	4.8	75	320
HV2 108-2	108"	10'-12'	6.6/6.4	3.2	73	265
HV2 108-3	108"	10'-12'	9.9/9.6	4.8	75	330
HV2 120-2	120"	10'-12'	6.6/6.4	3.2	73	275
HV2 120-3	120"	10'-12'	9.9/9.6	4.8	75	345
HV2 144-3	144"	10'-12'	9.9/9.6	4.8	75	375
HV2 144-4	144"	10'-12'	13.2/12.8	6.4	75	440

VALUE ADDED ACCESSORIES

- Switch
- Control Packages
- Control Panels
- Brackets
- Filters
- Colors & Finishes

All accessories have been specifically designed to enhance installation, operations, and performance.

They have been tested and are compatible to work with the appropriate Mars units to ensure that efficiency standards and performance levels are met.

For a comprehensive list of the most commonly specified accessories, please download our full accessory brochure at: marsair.com/accessories

ADDITIONAL INFORMATION

For info on how quickly our units pay for themselves in energy saving, visit:
marsair.com/ROI

For a demonstration of how air curtains work, see our CFD slides at:
marsair.com/CFD

For help selecting the right unit for your application, go to:
marsair.com/configurator

For submittal information,specifications, and manuals, download:
marsair.com/techinfo

For air curtains 101, view:
marsair.com/introvideo

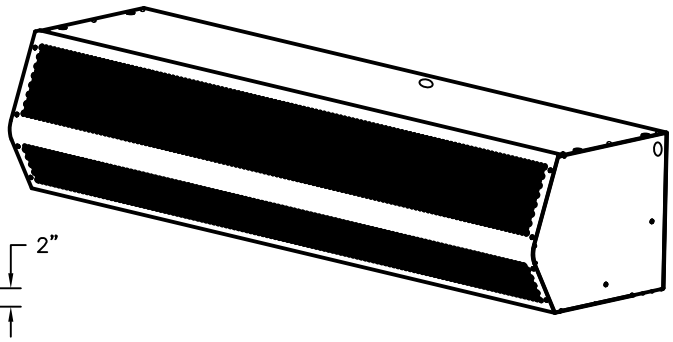
atmosphere is everything
14716 S. Broadway • Gardena, CA 90248 • USA
TEL:(310) 532-1555 • (800) 421-1266 • FAX:(310) 324-3030
Web Site: www.marsair.com • E-mail:info@marsair.com

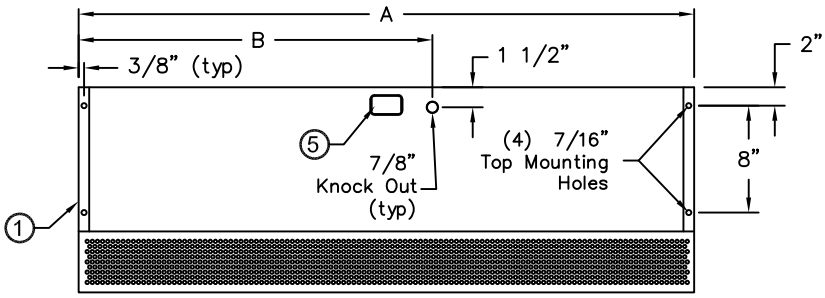
PROJECT		OPTIONS/ITEMS
TITLE		
COMMENTS		DATE 7/24/15 / PAGE
		REV. NO

MODEL NO. HV2 Series	DRAWING NO HV2U-F	DRAWN BY FRC	CHECKED BY	FILE NAME

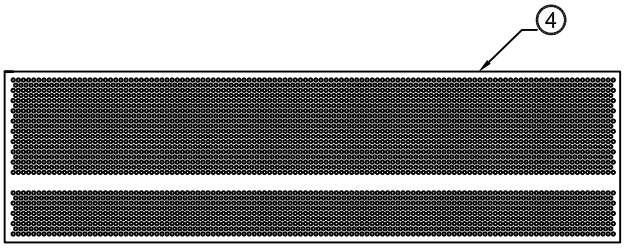
Unheated Drawing

HV2
(High Velocity 2)
Series

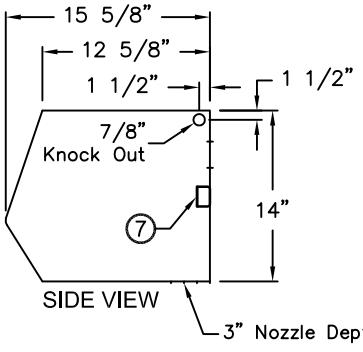




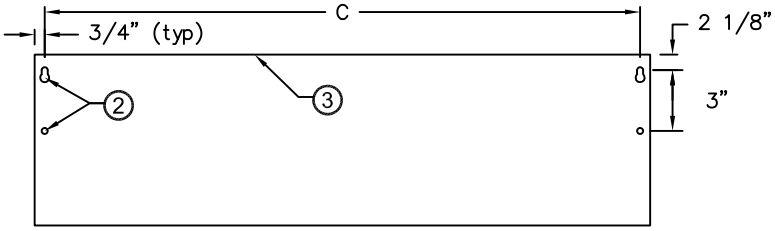
TOP VIEW



FRONT VIEW



SIDE VIEW



REAR VIEW

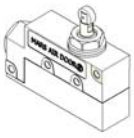
amca CERTIFIED RATINGS — AIR PERFORMANCE — AIR MOVEMENT AND CONTROL ASSOCIATION INTERNATIONAL, INC.

Note: Models HV260-1 & HV2120-2 are not AMCA Certified.

ETL LISTED — Intertek

8 Recommended Accessories

Control Panels



Door Limit Switches

Brackets

*- Use corresponding letters in "Electrical Data" columns to complete the model numbers.

MODEL NUMBER	OVERALL LENGTH A (in)	KNOCKOUT LOCATION B (in)	REAR MOUNTING CENTER C (in)
HV236-1U*-TS	36	25 1/2	35
HV242-1U*-TS	42	28 1/2	41
HV248-1U*-TS	48	31 1/2	47
HV260-1U*-TS	60	37 1/2	59
HV272-2U*-TS	72	40	71
HV284-2U*-TS	84	46	83
HV296-2U*-TS	96	52	95
HV2108-3U*-TS	108	58	107
HV2120-2U*-TS	120	64	119
HV2120-3U*-TS	120	64	119
HV2144-3U*-TS	144	76	143

Notes:

1. This product is designed to meet the National Electric Code (NEC), ETL Listed (UL 507 and CSA 22.2) and AMCA 211 Certified.
2. (2) 1/2" key hole slots and (2) 7/16" mounting holes provided on for wall mounting and (4) 7/16" mounting holes for overhead mounting provided, (2) on each end.
3. All units have a self contained one piece cabinet, fire retardant and corrosion proof paint lock metal double protected with baked on Titanium Silver color, rust preventative electrostatic polyurethane powder coating.
4. Cabinet has sufficient strength for fastening to wall on both ends without intermediate support.
5. Internal J-Box(es) for electrical wiring: one motor-(1) 2"x 4"; two motors-(1) 4"x 4"; three motors-(2) 4"x 4".
6. Unit is to be installed such that air flow is unobstructed. Air discharge nozzle containing adjustable air directional vanes with 40° sweep front to back.
7. Circuit protection as per NEC by others.
8. Optional motor control panel, door limit switch and mounting brackets are field installed and/or wired by others. The door limit switch is to be mounted such that the air curtain turns on as door begins to open. To prevent unit damage, the mounting brackets must be installed such that the bottom of the air curtain is not below the door header.

HV2 (High Velocity 2) Series

Unheated

Model Lengths 36” – 144”

atmosphere is everything

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Unheated Data Sheet

Applications: Environmental Separation (up to 12’) and Insect Control up to 10’

HV2 (High Velocity) Series 2	Mechanical Data						AMCA Certified Lab Data				
Model Number	Nozzle Length (in)	Length (in)	Depth (in)	Height (in)	Motor (hp)	Weight (lbs)	Max Core Velocity at Nozzle (fpm)	Avg Velocity (fpm)	Volume (cfm)	Uniformity (%)	Power Rating (watts)
HV236-1U*-TS	36	36	16.0	14	1	115	5722	2389	1792	92	965
HV242-1U*-TS	42	42	16.0	14	1	120	6051	2654	2322	93	1305
HV248-1U*-TS	48	48	16.0	14	1	125	6144	2447	2447	88	1360
HV260-1U*-TS	60	60	16.0	14	1	140	6330	2208	2760	80	1560
HV272-2U*-TS	72	72	16.0	14	Two 1	220	5722	2389	3584	92	1930
HV284-2U*-TS	84	84	16.0	14	Two 1	235	6051	2654	4644	93	2610
HV296-2U*-TS	96	96	16.0	14	Two 1	250	6144	2447	4894	88	2720
HV2108-3U*-TS	108	108	16.0	14	Three 1	330	5722	2389	5376	92	2895
HV2120-2U*-TS	120	120	16.0	14	Two 1	275	6330	2208	5519	80	3120
HV2120-3U*-TS	120	120	16.0	14	Three 1	345	6060	2678	6693	93	3615
HV2144-3U*-TS	144	144	16.0	14	Three 1	375	6144	2447	7341	88	4080

* - Use corresponding letters in "Electrical Data" columns to complete the model numbers.

Note: Data above for 1725 RPM at 60 Hz, 50 Hz is 1425 RPM with a 17% reduction in the performance data.

1. The AMCA Certified Ratings Seal applies to airflow rate, average outlet velocity, outlet velocity uniformity, velocity projection and power rating at free delivery only.
2. Rated data shown are only for base (unheated) units, as shown.

Features:

- 1 HP Continuous Duty TEAO Motors
- Sleek self-contained one piece heavy gauge corrosion proof paint lock metal design
- AMCA Certified to AMCA 211 (see table above for models available)
- (4) 7/16” top and wall mounting holes provided, (2) on each end
- ETL Certified to conform to UL 507 (US) and CSA 22.2 (Canada) Standards
- Cabinet has sufficient strength for fastening to wall on both ends without intermediate support
- Adjustable air directional vanes with 40° sweep front to back
- Standard color is Titanium Silver
- Rust preventative electrostatic polyurethane powder coating
- 5 year parts warranty
- Freight Included (FOB Continental USA)
- Proudly Made in the USA

Electrical Data (FLA)	Unit Voltage (Voltage Code)						
	Single Phase			Three Phase			
	115v/1Ø (A)	208-230v/1Ø (D)	277v/1Ø (L)	208-230v/3Ø (G)	460v/3Ø (H)	575v/3Ø (I)	380v/3Ø/50Hz (W)
HV236-1U*-TS	9.0	5.0	5.2	3.3/3.2	1.6	1.3	1.8
HV242-1U*-TS	9.0	5.0	5.2	3.3/3.2	1.6	1.3	1.8
HV248-1U*-TS	9.0	5.0	5.2	3.3/3.2	1.6	1.3	1.8
HV260-1U*-TS	9.0	5.0	5.2	3.3/3.2	1.6	1.3	1.8
HV272-2U*-TS	18.0	10.0	10.4	6.6/6.4	3.2	2.6	3.6
HV284-2U*-TS	18.0	10.0	10.4	6.6/6.4	3.2	2.6	3.6
HV296-2U*-TS	18.0	10.0	10.4	6.6/6.4	3.2	2.6	3.6
HV2108-3U*-TS	27.0	15.0	15.6	9.9/9.6	4.8	3.9	5.4
HV2120-2U*-TS	18.0	10.0	10.4	6.6/6.4	3.2	2.6	3.6
HV2120-3U*-TS	27.0	15.0	15.6	9.9/9.6	4.8	3.9	5.4
HV2144-3U*-TS	27.0	15.0	15.6	9.9/9.6	4.8	3.9	5.4

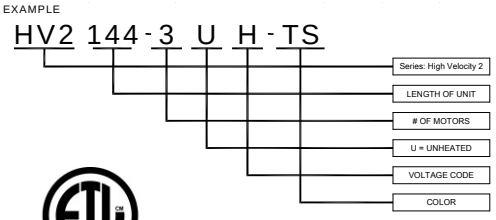
* - Use corresponding letters in"Electrical Data" columns to complete the model numbers

Note: For Ampacity Multiply FLA X 1.25

Options and Accessories: (see Accessories Brochure)

- Motor Control Panels
- Wall and Overhead Bracket
- Multi-speed motors and controls
- Washdown units and accessories (NEMA 4 & 4X)
- Explosion Resistant units and accessories (Class I, Div. I, Group D)
- Custom colors and finishes (304SS, 316SS)

EXAMPLE



Sound Levels: (measured at 10’ in an open field)

1 Motor Unit = 70 dBA, 2 Motor Unit = 73 dBA, 3 & 4 Motor Unit = 75 dBA

Projection Velocity		
Model	Distance from nozzle (in)	Avg. Core Velocity (FPM)
HV242-1U*-TS	36"	1833
	78"	958
	120"	732

MARS Air Systems, LLC certifies that the Air Curtains shown on this data sheet are licensed to bear the AMCA seal. The rating shown are based on tests and procedures performed in accordance with AMCA Publication 211 and comply with the requirements of the AMCA Certified Ratings Program.

Note: Models HV260, HV296-3, HV2108-2 & HV2120-2 are not AMCA Certified.

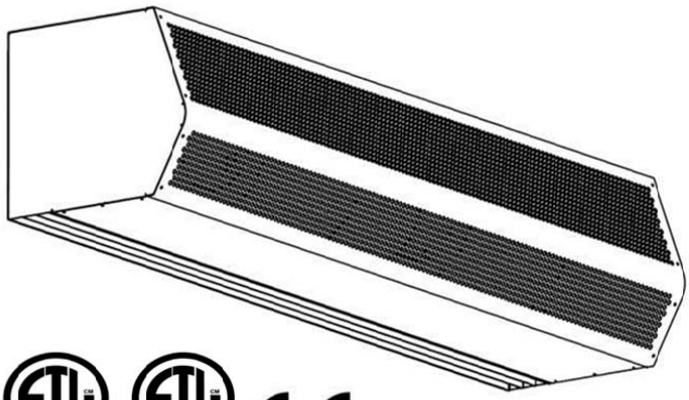
NOTE: MARS AIR SYSTEMS, LLC reserves the right to change specifications and product design without notice. Such revisions do not entitle the buyer to corresponding changes, improvements, additions or replacements for previously purchased equipment.

STANDARD 2 (STD2), HIGH VELOCITY 2 (HV2), EXTRA POWER 2 (EP2) AND ETL SANITATION CERTIFIED INDUSTRIAL SERIES

Installation, Operation and Maintenance Manual

Please read and save these instructions. Read carefully before attempting to assemble, install, operate or maintain the product described. Protect yourself and others by observing all safety information. Failure to comply with these instructions could result in personal injury and/or property damage. Retain these instructions for future reference.

OVERVIEW



Mars Air Curtains are designed to cover door openings, providing both temperature control/environmental separation and flying insect control, when the building's doors are opened. Typical installation heights are: Standard 2 Series (Environmental up to 10', Flying Insect Control up to 8'), High Velocity 2 Series (Environmental up to 12', Flying Insect Control up to 10'), and Extra Power 2 Series (Environmental up to 16', Flying Insect Control up to 14'). All ETL Sanitation Certified Series should be mounted at the Flying Insect Control heights referenced above. The units are typically wall mounted horizontally above the door opening. They can also be suspended from the ceiling or vertically mounted along side the opening. The units are ETL Listed for either an inside or outside mount. Heated units must be mounted on the inside or the protected side of the opening. The motors used in the Standard 2, High Velocity 2 and Extra Power 2 Series are 1/2HP, 1HP and 3HP respectively. The ETL Sanitation Series utilizes 1/2HP and 1HP motors.

The Standard 2, High Velocity 2 and Extra Power 2 Series come standard with an air intake grille. They can also be configured with an aluminum mesh air intake filter instead of the air intake grille or in conjunction with it.

GENERAL SAFETY INFORMATION

Use this product only in the manner intended by the manufacturer. If you have any questions, contact the manufacturer. Only qualified personnel should install this product. Installing personnel should have a clear understanding of these instructions and should be aware of general safety precautions. Improper installation can result in electric shock, possible injury due to coming in contact with moving parts, as well as other potential hazards.

WARNING

To reduce the risk of fire, electric shock or injury to persons, observe the following.

A. Always disconnect, lock and tag power source before installing or servicing product.
B. Installation work or electrical wiring must be done by qualified person(s) in accordance with all applicable codes and standards, including fire-rated construction.
C. The combustion airflow needed for safe operation of fuel burning equipment in the area may be affected by the product's operation. Follow the heating equipment manufacturer's guideline and safety standards, such as those published by the National Fire Protection Agency (NFPA), the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) and local code authorities.
D. When cutting or drilling into a wall or ceiling, be careful not to damage electrical wiring and other hidden utilities.

WARNING

Precaution should be taken in explosive atmospheres.

WARNING

When servicing the product, motor may be hot enough to cause pain or injury. Allow motor to cool before servicing.

RECEIVING AND INSPECTION

Upon receiving the product, check to make sure all items are accounted for by referencing the Bill of Lading to ensure all items were received. Inspect each carton for shipping damage before accepting delivery. Notify the freight carrier if any damage is noticed. The carrier will make notification on the delivery receipt acknowledging any damage to the product. All damage should be noted on all copies of the Bill of Lading which is countersigned by the delivering carrier. A Carrier Inspection Report should be filled out by the carrier upon arrival and a report given to the Traffic Department. If damaged upon arrival, file a claim immediately with the carrier. Any physical damage to the unit after acceptance is not the responsibility of Mars Air Systems.

UNPACKING

Verify that all parts, components and accessories, and the correct quantities of each have been received. If any items are missing, report shortages to Mars Air Systems directly to arrange for obtaining the missing items. Again, verify quantities received against those on the Bill of Lading only, as multiple shipments may be involved.

INSTALLATION

Typical Mounting – Wall or Ceiling Mounted Horizontally Above the Door Opening

1. Remove the air intake grille(s) and/or filter(s) from the product and set aside. Only products 48" or less, except HV2 and EP2 models, are shipped with the motor fan assembly (MFA) mounted inside.
2. Measure the housing and center it over the opening. The air curtain shall be equal to or greater than the width of the opening.
3. Total of two (2) key-hole slots and six (6) pre-punched mounting holes are provided for your convenience. The 7/16" pre-punched holes (4) provided, (2) on each end for top/celling mounts. The 1/2" key-hole slot and 7/16" pre-punched hole (2) provided, (2) on each end for wall mounts. These holes must be utilized to secure the product to the wall or ceiling. If necessary, holes may be drilled inside the product to align with the stud spacing. All hardware is field provided by others.
4. Mount the product such that the discharge is 1" above the opening and all obstacles. (FIG. 1)
   Note: If the product is installed higher than the recommended 1" above the opening, then it must be moved 3/8" away from the wall for every 1" that it is moved up. Any void between the wall and the product must be sealed, by others, to optimize performance.
5. Use four (4) threaded rods for overhead installation or four (4) threaded bolts for wall installation. All hardware is field provided by others. (FIG. 1)
6. If applicable, optional Adjustable Mounting Brackets, Side Extension Plates and Extended Wall Mounted Brackets are also available for installations over a Vertical Lift or Drum Roll-up type door. (Reference **Accessory Installation Supplement**)
7. If applicable, for tandem installation or products mounted side by side, allow no more than 6" between the two products. For overhead installation using threaded rods, the products may require a beam, by others, to span the full distance of the mounting length. (Reference **Accessory Installation Supplement**)
8. All wires must be connected internal of the unit and some knockouts are provided. However, it may be necessary to create your own knockout, as required.
9. The unit must be wired per NEC and local codes.

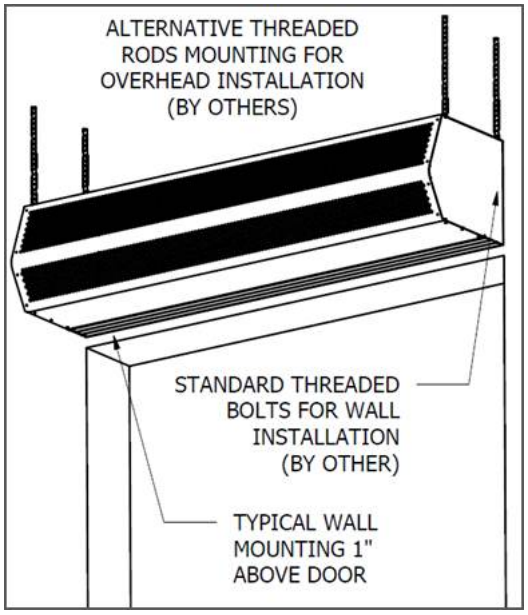


FIG. 1

Motor Fan Assembly Installation and Electrical Field Wiring

1. Once the housing is installed over the opening, the Motor Fan Assembly (MFA) must be re-placed and securely fastened. For products with the MFA shipped loose, wing nuts or hex nuts are provided inside the unit (FIG. 2). For heated MFA installation, reference **Heated Products Supplement Sheet**.
2. The unit and any optional accessories must be wired with the proper voltage to the junction box per the wiring diagram. (FIG. 3, unheated products only)

3. All 3 phase motors are bi-directional, which means they can rotate in either direction. Follow directional arrows on the blower wheel housings for proper rotation. If the motor is rotating incorrectly, switch two of the 3 phase power or motor leads and the motor will rotate the opposite direction. Make sure all motors are turning in the same and proper direction. (FIG. 2)
4. Replace the air intake grille(s) or filter(s) once the product has been properly tested.

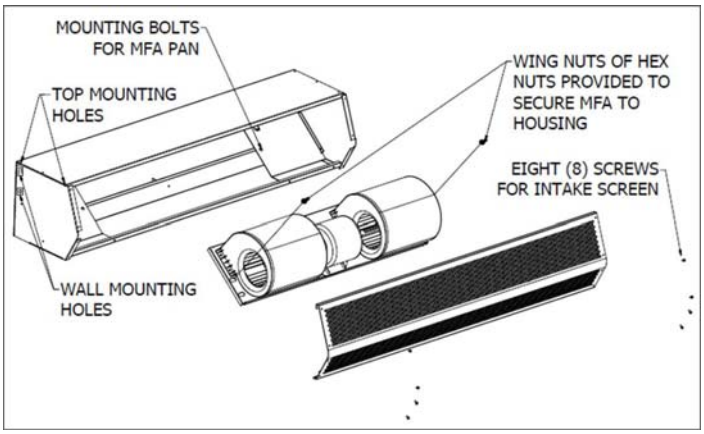


FIG. 2

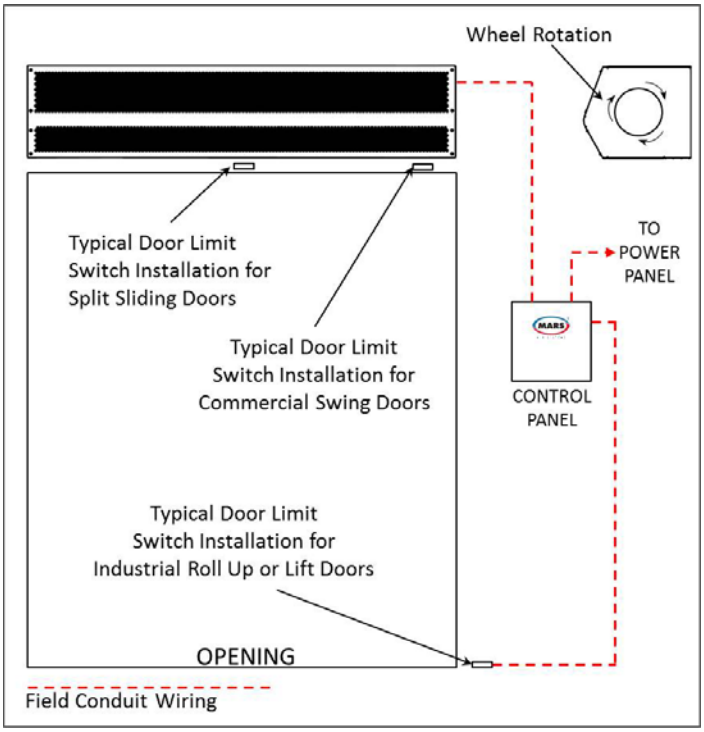


FIG. 3

NOTE

For accessory installation, reference Accessory Installation Supplement.

For heated products, reference Heated Products Supplement.

START-UP

This product has been assembled and tested at the factory prior to shipping. The following procedures should be performed to assure its performance. Before continuing with the start-up, it is important to recognize the safety controls furnished with the unit.

WARNING

The following items must all be completed by a qualified installer and checked off when completed

A. Re-check that the product has been installed properly and is level and secure.
B. Check all terminal screws are tight and field wiring is connected in accordance to National Electrical Code and wired per the enclosed wiring diagram. For electric heated models, ensure that the coils are secured and not touching each other on any metal surface.
C. Verify proper voltage prior to powering the product. (See product label for reference).
D. Check all field wired components “if supplied” are wired correctly.
E. Check that the inlet air supply and the discharge air supply are free of obstructions.
F. Check that all air filter(s) and/or air intake grille(s) are in place and installed properly, as originally shipped.
G. Verify voltage to the product once more and turn power on.
H. Regardless of whether the product is mounted on the inside or outside of the door opening, set the air directional vanes in the discharge nozzle slightly outward to approximately 10-15° towards the outside, or the wind load. (FIG. 4)

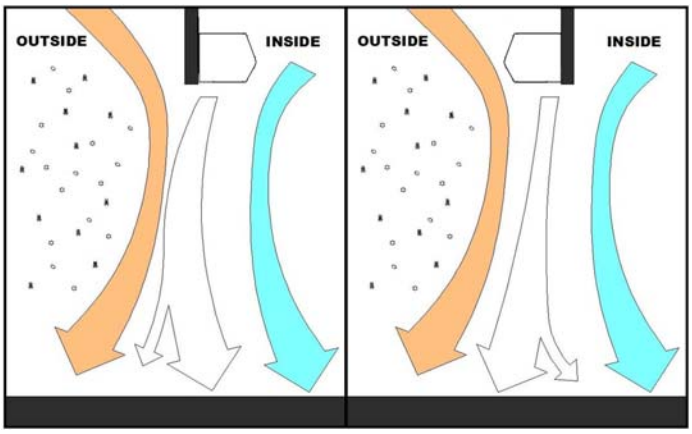


FIG. 4

I. For products with control panels, turn the HOA (Hand-On-Auto) selector switch to “On” position and open the door to energize the product. For products without

a control panel or an On/Off switch, open the door to energize the product.

J. If heated products are installed, reference **Heated Products Supplement**.

K. For three phase units, verify direction of rotation of blower wheels (note direction arrows on the blower wheel housing). Correct if needed by changing polarity of three phase power.

L. **VERY IMPORTANT** Using a clamp meter, measure the amperage to each motor and ensure that they do not exceed the amperage listed on the product label.

M. If applicable, adjust the air intake grille(s) such that the output air stream reaches the floor. For temperature control and environmental separation applications, the air stream should reach the floor with sufficient strength to create an air seal around the door opening without creating turbulent mixing of the inside and outside air. For flying insect control applications, the air stream should reach the floor with maximum strength. If after proper installation and adjustment, the product appears to be producing too little or too much air for the application, contact the manufacturer.

WARNING

Prevent hazard of electrical shock. More than one disconnect switch may be required to de-energize this product.

MAINTENANCE

WARNING

To reduce the risk of fire, electrical shock or injury to persons, observe the following:

A. Maintenance is to be performed only by qualified personnel who are familiar with local codes and regulations and are experienced with this type of product.

B. Before servicing or cleaning the product switch power off at service panel and lock service panel to prevent power from being switched “ON” accidentally.

Routine maintenance is required to keep this product operating at its peak performance and efficiency. Over time, the housing, air intake grille, air intake filter, blower wheels and motor(s) will accumulate a build up of dust, debris and other residue. It is imperative to keep these components clean. Failure to do so will not only lower operational efficiency and performance, but also reduce the useful life of the product. The time between cleanings depends on the application, location and daily hours of use. On average, under normal use conditions, the product should require a thorough cleaning once every six (6) months.

To clean the product, perform the following:

1. Verify the product has been disconnected from the power source.
2. Use a damp cloth and either a warm mild soapy water solution or bio-degradable degreaser, to wipe down the exterior components of the housing.
3. To access the interior of the product, remove the air intake grille and/or air intake filter. This is accomplished by removing the eight (8) self-tapping screws on the face of each air intake grille/filter.
4. Thoroughly clean the air intake grille/filter.
5. Remove the motor fan assembly (MFA) from inside the air curtain housing. This is accomplished by loosening the watertight fitting and pulling the cord out (3 phase power) or by the quick disconnect plug on the motor (1 phase power). Then remove the two (2) wing nuts on the out board sides of the MFA pan. Care should be taken to avoid the MFA from tipping over.
6. Remove the MFA from the unit and thoroughly wipe down the motor, blower wheels and blower wheel housings. Be careful not to submerge the motor in water or spray it with a water hose.
7. The motor(s) require no additional lubrication. They are permanently lubricated and feature double sealed ball bearings.
8. To re-install the product, reverse the procedures above.
9. Reconnect the power source to the product
10. If you have any questions regarding the maintenance of the product, contact the manufacturer.

SPECIAL APPLICATIONS

Outdoor Installation

For outdoor unit special consideration may be required for enclosure, motor, wheel and other components to minimize damage caused by exposure to the outdoor elements. Contact factory for special construction and costing.

Freezer and Cooler Installation

Air curtain must be mounted on the warm side for optimal performance. Variable Frequency Drive (VFD) is strongly recommended to control the air curtain air flow velocity at the floor level.

High humid areas may require de-humidifier or additional defrost cycle to minimize condensation and freezing for freezer applications. We recommend the air curtain unit to not replace doors but work in conjunction with door opening sequence cycle.
Contact factory for details.

CAUTION

The appliance is not to be used by persons (including children) with reduced physical, sensory or mental capabilities, or lack of experience and knowledge, unless they have been given supervision or instruction. Children are not to play with the appliance.

DISCLAIMER

Mars reserves the right to change specifications and product design without notice. Such revisions do not entitle the buyer to corresponding changes, improvements, additions or replacements for previously purchased equipment.

TROUBLESHOOTING

PROBLEM	CAUSE	SOLUTION
NO AIR BLOWING OUT OF DISCHARGE NOZZLE	- No power being supplied to the unit from the electrical power source - Circuit breaker is tripped - Blown fuses on power supply - Motor overload is open or tripped - Motor contactor / relay defective (if applicable) - Failed switch	- Confirm power source / check if in on position - Reset circuit breaker - Replace fuses - Allow the motor to cool down; motor has auto reset internal overload; if unit is panel equipped, press reset button on overload inside panel, or replace motor overload if overload remains tripped - Check voltage to coil; check contacts to see if they are pulling in - Replace or repair limit switch
MOTOR IS RUNNING BUT FANS ARE NOT SPINNING	- Loose or broken coupling (belt drive) - Loose set screws on wheel hubs - Fan spinning inside fan housing - Broken fan hub	- Replace or tighten coupling - Tighten set screws on motor shaft flats - Tighten fan on shaft or replace fan - Replace fan wheels
ELECTRICAL CONTROLS NOT WORKING WHEN DOOR IS OPEN	- Switch is in off position - Door limit switch is not operating	- Turn unit's switch to the on position - Repair or replace door limit switch
UNIT WILL NOT TURN OFF	- Door limit switch is permanently closed or energized	- Position the door switch in a manner that turns off the unit when the door closes, and turns on the unit when the door opens. Only light pressure required.
LOW AIR FLOW	- Discharge air vanes out of adjustment - Obstruction on intake or discharge - Power leads out of polarity - Blower motor rotating below normal speed - Fan rubbing against housing - Blower wheels clogged with dirt	- Adjust vanes to proper position (Refer to Start-Up Section in this manual) - Remove obstruction or move air curtain - Switch power leads to correct polarity (3 phase models only) - Apply proper voltage per unit requirement (see unit label) / Adjust adjustable motor speed knob (if applicable) - Free fan from housing - Clean and remove dirt from blower wheels
EXCESSIVE AIR VELOCITY AT DOOR OPENING	- Nozzle out of adjustment and not angled far out enough (BD only) - Air temperature too cold - Air stream pushing air outside of the building	- Adjust nozzle angle to outside - Add auxiliary heat to overcome wind chill - Adjust discharge angle back into building
AIR NOT HITTING THE FLOOR	- Low air velocity - Obstruction in the direction of air flow - Negative building pressure	- Adjust vanes to proper position or check installation height (Refer to Start-Up Section in this manual) - Remove obstruction or move air curtain (Move out 3/8" for every 1" up from the door) - Provide a make-up air system to relieve negative building pressure
UNEVEN AIR	- Shaft rotating inside fan - One motor not functioning	- Replace fan or tighten fan on shaft - Replace or repair motor
EXCESSIVE NOISE AND OR VIBRATION	- Loose or broken coupling (belt drive) - Loose set screws on wheel hubs - Fan spinning inside fan housing - Broken fan hub - Bearing end caps worn - Damaged blower wheel - Bearing end caps worn - Balancing clips missing	- Replace or tighten coupling - Tighten set screws on motor shaft flats - Tighten fan on shaft or replace fan - Replace fan wheels - Replace Bearing end caps - Replace Blower Wheel - Replace Bearing end caps - Replace Blower Wheel

WARRANTY

Mars' warranty coverage, period, extent and limitations apply to the product only. It does not apply to labor. Mars warrants that Mars product 1) Is free from defects in materials and workmanship and 2) Conforms to Mars' published specifications. The warranty period for Mars product except heated and custom models, is a five (5) year period commencing on its date of shipment. The date on customer's invoice is the date of shipment, unless Mars or your reseller informs you and Mars otherwise. For heated products, the warranty period is an eighteen (18) month period and for custom products and accessories, the warranty period is twelve (12) months period commencing the date of shipment. Mars will provide free replacement of any part that fails as a result of a defect in material or manufacturer's workmanship. Changes in operational specification parameters that are different from those provided on the original purchase order are not covered. Mars product is inspected and tested before packaging and is shipped in working condition. The warranty for Mars product only covers free-of-charge replacement of failed parts. The warranty does not cover labor and transportation expenses that may be required to provide and to install replacement parts. Because in many instances, it is impossible to determine the cause of failure, customer may be responsible for transportation charges associated with replacement of failed part. Mars does not warrant uninterrupted or error-free operation of Mars product. Under no circumstance is Mars liable for any of the following: 1) Third-party claims against you for damages; or 2) Special, incidental, or indirect damages or for any economic consequential damages (including lost profits and savings), even if Mars, its suppliers, or its reseller is informed of their possibility. The warranty does not cover repair or exchange of Mars product resulting from misuse, accident, modification, unsuitable physical or operating environment, improper maintenance and installation by customer, or failure caused by a product for which Mars is not responsible. The warranty does not cover damages caused by mishandling during transportation. The warranty is voided by removal or alteration of Mars product or parts identification labels, by improper installation of product, and resulting non-compliance to federal, state and local codes and regulations. Additionally, Mars reserves the right to void the warranty for non-payment of invoice.

CONTACT FACTORY FOR COMPLETE PARTS LIST FOR ALL MODELS.

KEEP THIS MANUAL FOR YOUR RECORDS.

Model Number: _____

Serial Number: _____

Date Purchased: _____

Dealer Purchased From: _____

atmosphere is everything

14716 S. Broadway St., Gardena, CA 90248

(310) 532–1555 ● (800) 421-1266

Fax: (310) 324-3030

Please go to our website at www.marsair.com for a downloadable version of this document.

Details

Brand	Justice Design Group Lighting
Color	Brushed Nickel
Material	Metal
Style	Mercury Shade
Usage	Outdoor Usage

About this item

- Made from metal and Artisan glass
- Includes 14 watt dedicated LED engine
- Dimmable via incandescent/triac/elv dimmers (dimmer not included)
- From the Fusion collection

Details

Brand	Justice Design Group Lighting
Color	Brushed Nickel
Material	Metal
Style	Mercury Shade
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About this item

- Made from metal and Artisan glass
- Includes 14 watt dedicated LED engine
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- From the Fusion collection

Color: **Brushed Nickel**

Krzysztof szczesny
414 Cherry Ct Bloomingdale
7083515189

Proposal

Sylvia
504 crescent blvd glen ellyn

Invoice # 0000135

Invoice Date 06/08/2022

Due Date 06/08/2022

Item	Description	Unit Price	Quantity	Amount
Service	West elevation sandblaste paint existing brick grind out all joints tuck point 100%of wall Change all broken bricks	38000.00	1.00	38,000.00
Service	Replace broken parapet cleycopings	4500.00	1.00	4,500.00
Service	Replace windows front with store front doors	32000.00	1.00	32,000.00
Service	Replace front wood with hardy apax siding remove existing wood	18000.00	1.00	18,000.00

Subtotal	92,500.00
Total	92,500.00
Amount Paid	0.00
Balance Due	$92,500.00

(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR APPEARANCE REVIEW FOR 504 CRESCENT BOULEVARD

After conducting a public meeting and deliberating on the request of the petitioner, Sylvia Xim'enez, representing Kaelka LLC., dba Five-0-Four Kitchen, for approval of an exterior appearance review for 504 Crescent Boulevard in the C5A Central Business District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on October 12, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the October 12, 2022, Architectural Appearance Commission meeting.

2. A building permit shall be required for the exterior alterations.

Motion by: _____ Seconded by: _____