

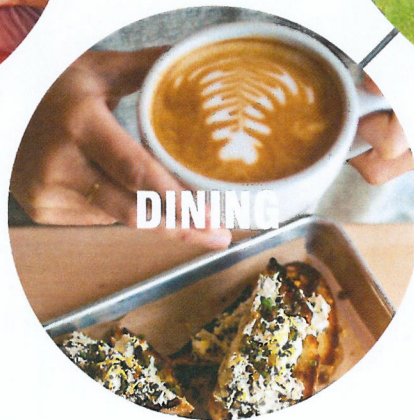


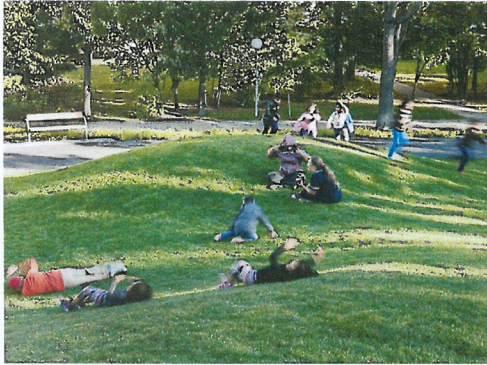
YORKTOWN RESERVE



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WARE MALCOMB





LANDSCAPE SITE PLAN



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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LANDSCAPE ARCHITECTURAL SITE PLAN



PRELIMINARY LANDSCAPE PLAN - 10 JANUARY 2023 - NOT FOR CONSTRUCTION

YORKTOWN RESERVE IMPROVEMENTS



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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YORKTOWN RESERVE IMPROVEMENTS

Phase 1 (Q1 2023 to Q4 2023)	Phase 2 (Q3 2023 to Q2 2025)	Phase 3 (Q3/4 2026)	Phase 4¹ (TBD)
Demolition of vacant Carson's building/parking	Residential Building 1	Residential Building 2	Future 15,000 sq ft Retail Space
Site Infrastructure Improvements ²			
Commercial Façade Restoration & New Mall Entrance ³			
Public Plaza build-out			

¹ Phase 4 reflects long-term vision and timing is based on market conditions.

² Site Utility Improvements for Phases 1-3 will be completed with Phase 1.

³ Commercial facades will be established with Phase 1, but occupancy of tenant spaces will be based on lease-up and ability to relocate existing tenants affected by reconfiguration of interior mall spaces.

COMMERCIAL OPPORTUNITIES SITE PLAN



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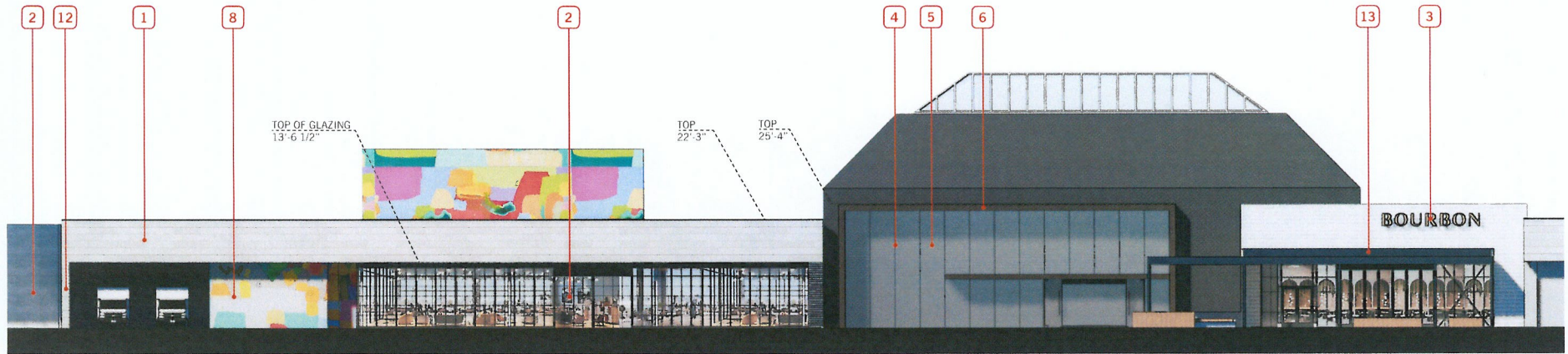
YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

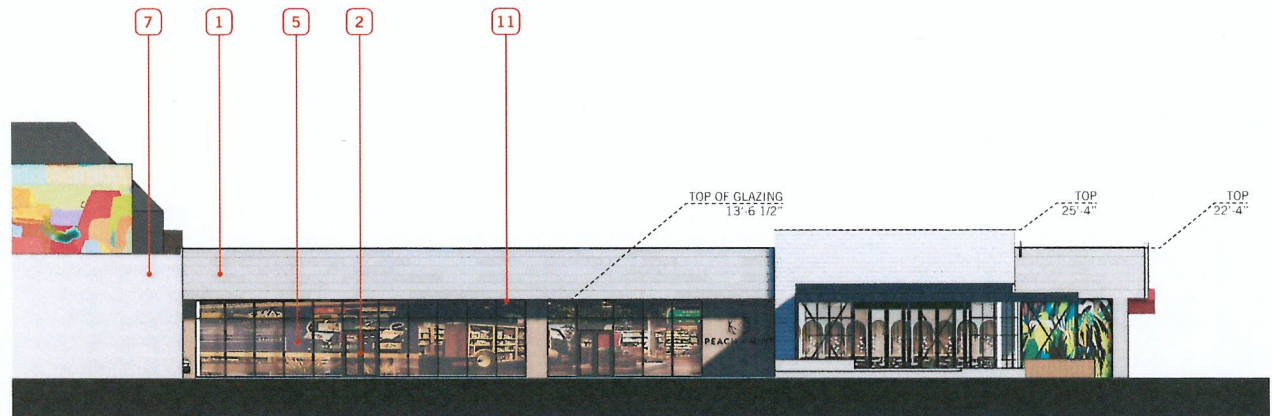
01.17.2023



RETAIL CONCEPTUAL ELEVATIONS



West Conceptual Elevations - N.T.S.



North Conceptual Elevations - N.T.S.

KEYNOTES

- | | | | | |
|--|--------------------------------------|--|--|--|
| 1 NICHIPANEL - BEIGE, TO MATCH EXISTING RETAIL FACADE TYPICAL | 3 POTENTIAL SIGNAGE LOCATION TYPICAL | 6 ALUMINIUM COMPOSITE METAL PANEL - BRONZE TYPICAL | 9 EXISTING LOADING AREA AND CANOPY TO REMAIN TYPICAL | 11 BOTTOM OF CANOPY TO ALIGN WITH STOREFRONT TYPICAL |
| 2 NEW ARCHITECTURAL STOREFRONT RECESSED 3'-6" FROM EXISTING WALL TYPICAL | 4 CURTAIN WALL SYSTEM TYPICAL | 7 PROPOSED PAINTED BRICK CLADDING - WHITE TYPICAL | 10 FLUSH MOUNTED TO ENTRY FRAME TYPICAL | 12 CORNER COLUMN WRAPPED IN NEW CLADDING TYPICAL |
| | 5 CLEAR VISION GLASS TYPICAL | 8 MURAL WALL TYPICAL | | 13 NEW CANOPY ABOVE PATIO AREA TYPICAL |

ARCHITECTURAL SITE PLAN



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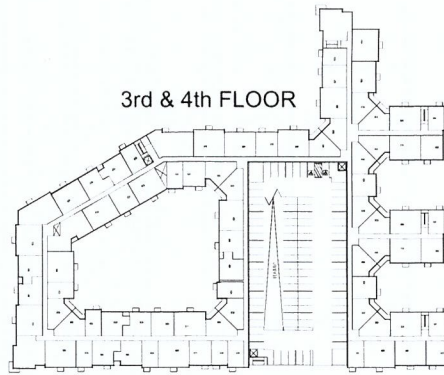
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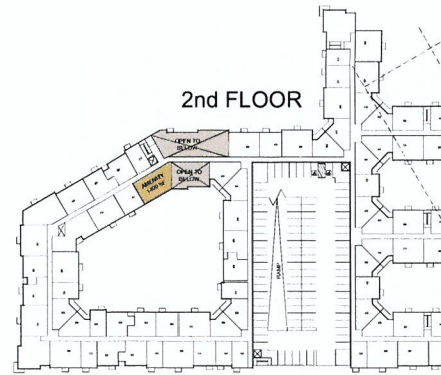
YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

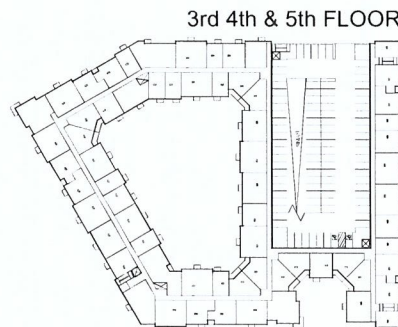
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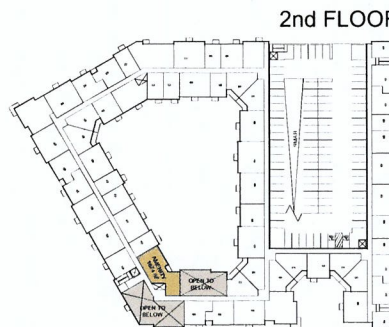
3rd & 4th FLOOR



2nd FLOOR



3rd 4th & 5th FLOOR



2nd FLOOR

WRAP 1
±310 UNITS
4-STORIES OF WOOD

WRAP 2
±311 UNITS
5-STORIES OF WOOD

WRAP 1 - PROJECT DATA:

SITE AREA LOT 1:	5.35 AC
OVERALL DENSITY:	58 UNITS/AC
PARKING TARGET:	1.5 PER UNIT
PARKING PROVIDED:	465
GARAGE:	380
SURFACE:	101
TOTAL:	481
PARKING RATIO	1.6 SPACES/UNIT

WRAP 1 - UNIT TABULATIONS:

NAME	TYPE	NET AREA	COUNT	TOTAL NET AREA	%
A	Studio/1	600	20	12,000 SF	6%
B	Convert/1	655	32	20,960 SF	10%
C	1BR/1	825	111	91,575 SF	36%
D	1BR + Den/1	900	41	36,900 SF	13%
E	2BR/2	1,150	50	57,500 SF	16%
F	2BR/2	1,255	38	47,690 SF	12%
G	3BR/2	1,400	18	25,200 SF	6%
TOTALS			310	291,825 SF	100%
UNIT AVERAGE SQUARE FOOTAGE:				941 SF	

WRAP 1 - GROSS AREAS:

LEVEL	GARAGE GSF:	RESIDENTIAL GSF:
LEVEL 1	30,745 SF	90,257 SF
LEVEL 2	30,745 SF	85,961 SF
LEVEL 3	30,745 SF	90,257 SF
LEVEL 4	30,745 SF	90,257 SF
TOTAL:	122,980 SF	356,732 SF

WRAP 2 - PROJECT DATA:

SITE AREA LOT 2:	3.91 AC
OVERALL DENSITY:	79 UNITS/AC
PARKING TARGET:	1.5 PER UNIT
PARKING PROVIDED:	467
GARAGE:	475
SURFACE:	21
TOTAL:	496
PARKING RATIO	1.6 SPACES/UNIT

WRAP 2 - UNIT TABULATIONS:

NAME	TYPE	NET AREA	COUNT	TOTAL NET AREA	%
A	Studio/1	600	23	13,800 SF	7%
B	Convert/1	655	39	25,545 SF	13%
C	1BR/1	825	96	79,200 SF	31%
D	1BR + Den/1	900	48	43,200 SF	15%
E	2BR/2	1,150	48	55,200 SF	15%
F	2BR/2	1,255	36	45,180 SF	12%
G	3BR/2	1,400	21	29,400 SF	7%
TOTALS			311	291,525 SF	100%
UNIT AVERAGE SQUARE FOOTAGE:				937 SF	

WRAP 2 - GROSS AREAS:

LEVEL	GARAGE GSF:	RESIDENTIAL GSF:
LEVEL 1	30,745 SF	73,097 SF
LEVEL 2	30,745 SF	68,548 SF
LEVEL 3	30,745 SF	73,097 SF
LEVEL 4	30,745 SF	73,097 SF
LEVEL 5	30,745 SF	73,097 SF
TOTAL:	153,725 SF	360,936 SF

LOT 3 - PROJECT DATA:

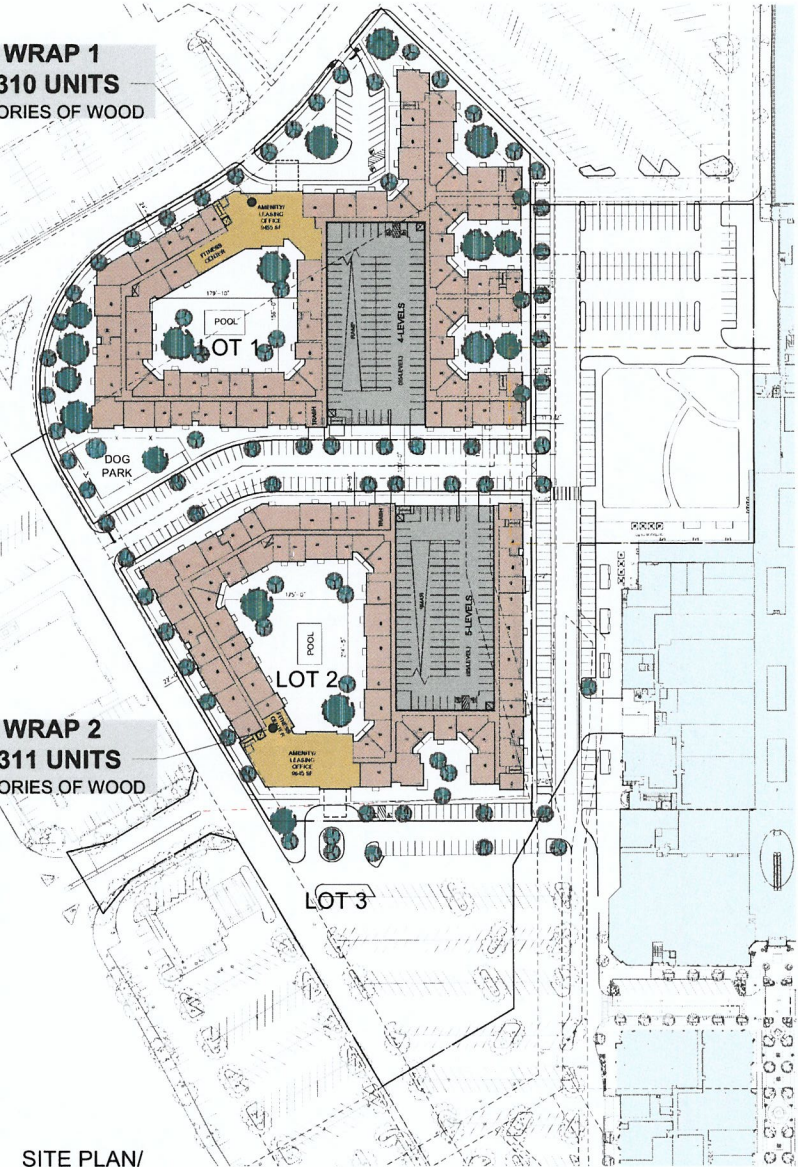
SITE AREA LOT 3:	6.51 AC
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VALUES ARE APPROXIMATED FOR INITIAL SITE PLANNING PURPOSES ONLY

NET AREA IS MEASURED TO THE EXTERIOR OF FRAME WALLS. BALCONIES, PATIOS, AND BALCONY STORAGE ARE NOT INCLUDED.

GROSS AREA INCLUDES EVERYTHING TO THE OUTER EDGE OF THE BUILDING, NOT INCLUDING BALCONIES OR EXTERIOR STORAGE. ROOF OVERHANGS ARE NOT INCLUDED.

SITE PLAN/
GROUND FLOOR



PHASE 1 - RESIDENTIAL BUILDING 1 - CONCEPTUAL ELEVATIONS



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YORKTOWN RESERVE

YORKTOWN SHOPPING MALL, LOMBARD, IL

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North Conceptual Elevations - N.T.S.

Northwest Conceptual Elevations - N.T.S.



West Conceptual Elevations - N.T.S.



South Conceptual Elevations - N.T.S.



Partial East Conceptual Elevations - N.T.S.



Partial East Conceptual Elevations - N.T.S.

KEYNOTES

- | | | | |
|---|------------------------------------|--|---|
| 1 RED BRICK WITH STONE LINTELS
TYPICAL | 4 CURTAIN WALL SYSTEM
TYPICAL | 7 ALUMINIUM COMPOSITE METAL
PANEL - GREY
TYPICAL | 9 CONCRETE PRECAST PANEL
PAINTED TO MATCH ADJACENT
SUBSTRATE
TYPICAL |
| 2 HORIZONTAL SIDING - CHARCOAL
TYPICAL | 5 VISION GLASS
TYPICAL | 8 METAL CANOPY - GREY
TYPICAL | 10 8'-0" X 8'-0" ROLL UP DOOR AND
MANDOOR
TYPICAL |
| 3 PANELING - WHITE
TYPICAL | 6 PREFABRICATED BALCONY
TYPICAL | | |

PHASE 2 - RESIDENTIAL BUILDING 2 - CONCEPTUAL ELEVATIONS



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North Conceptual Elevations - N.T.S.

Northwest Conceptual Elevations - N.T.S.



KEYNOTES

- 1 RED BRICK WITH STONE LINTELS
TYPICAL
- 2 HORIZONTAL SIDING - CHARCOAL
TYPICAL
- 3 PANELING - WHITE
TYPICAL
- 4 CURTAIN WALL SYSTEM
TYPICAL
- 5 VISION GLASS
TYPICAL
- 6 PREFABRICATED BALCONY
TYPICAL
- 7 ALUMINIUM COMPOSITE METAL
PANEL - GREY
TYPICAL
- 8 METAL CANOPY - GREY
TYPICAL
- 9 CONCRETE PRECAST PANEL
PAINTED TO MATCH ADJACENT
SUBSTRATE
TYPICAL
- 10 8'-0" X 8'-0" ROLL UP DOOR AND
MANDOOR
TYPICAL

Southwest Conceptual Elevations - N.T.S.



South Conceptual Elevations - N.T.S.



East Conceptual Elevations - N.T.S.

RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

WESTWARD AERIAL PERSPECTIVE



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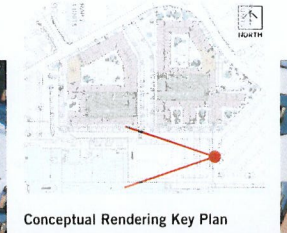
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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

SOUTHWESTWARD AERIAL PERSPECTIVE



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Conceptual Rendering Key Plan



RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

NORTHWARD AERIAL PERSPECTIVE



YORKTOWN RESERVE

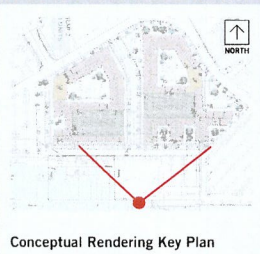
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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

EASTWARD PERSPECTIVE



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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

SOUTHEASTWARD PERSPECTIVE



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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

NORTHWARD PERSPECTIVE



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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

SOUTHWESTWARD PERSPECTIVE



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RETAIL PLAZA AND STOREFRONT CONCEPTUAL RENDERING

SOUTHWESTWARD PERSPECTIVE



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PHASE 1 - RESIDENTIAL BUILDING 1 - CONCEPTUAL RENDERING

SOUTHWARD PERSPECTIVE OF ENTRY



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Conceptual Rendering Key Plan



PHASE 1 - RESIDENTIAL BUILDING 1 - CONCEPTUAL RENDERING

SOUTHEASTWARD PERSPECTIVE OF AMENITIES AREA



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PHASE 2B - RESIDENTIAL BUILDING 2 - CONCEPTUAL RENDERING

SOUTHEASTWARD PERSPECTIVE OF ENTRY



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