



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Thursday, March 1, 2018
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Approval of the Minutes of the Architectural Review Board Meeting Held on Tuesday, January 16, 2018.

3.0 ITEMS OF GENERAL BUSINESS

- 3.1 Consideration and Discussion of an Amendment to the Marriott Resort Master Sign Plan regarding Directional and Wall Sign Revisions for the Marriott Resort, 10 Marriott Drive (Signarama Deerfield).
- 3.2 Consideration and Discussion of a Minor Amendment to the Lincolnshire Marketplace Planned Unit Development regarding a Revised Outdoor Patio Pergola Design for Culver's Restaurant, 405 Milwaukee Avenue (CulvLinc, LLC).

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Architectural Review Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Architectural Review Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Architectural Review Board Meeting.



UNAPPROVED Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, January 16, 2018 in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairperson Kennerley, Members Jensen, Tapia and McCall.

ABSENT: Trustee-Liaison Hancock and Members Orzeske and Baskin.

ALSO PRESENT: Tonya Zozulya, Economic Development Coordinator and Adam Letendre, Assistant Village Manager/Director of Community and Economic Development

CALL TO ORDER

1.0 ROLL CALL

The roll was called by **Tonya Zozulya, Economic Development Coordinator**, and **Chairperson Kennerley** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the November 21, 2017 Minutes of the Architectural Review Board.

Member Tapia moved and **Member Jensen** seconded the motion to approve the minutes as written for the November 21, 2017, Architectural Review Board. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS. **Chairperson Kennerley** welcomed **Member Mike McCall** to the Architectural Review Board; adding he has served in the past on this Board as Chairman.

3.1 Consideration and Discussion of a Minor Amendment to the Lincolnshire Marketplace Planned Unit Development regarding Center-Wide Ground Sign and Landscaping Revisions, 475 Milwaukee Avenue (Lincolnshire Marketplace C-1 LLC).

Michael Mallon, Senior Vice President of Draper & Kramer introduced members of the Culvers development team and presented to the Architectural Review Board the request for changes to the previously approved plan; stating during construction they came across a two issues which need to be addressed.

Michael Mallon stated the first issue involves monument ground signs along Half Day Road and Milwaukee Avenue. He stated the sign on Milwaukee needs to be moved approximately 3 feet to the north to accommodate an existing sidewalk. In regards to the sign on Half Day, he stated they encountered significant underground utilities; requiring moving the sign 35 feet to the west. The sign width on both monument signs will also be reduced from the original 12 foot width to 10 feet in width to accommodate the relocations. The second issue



involves the landscape along the spine road and Indian Creek; stating due to grading, sidewalk and flood plain issues they encountered during construction, modifications to the landscape plan are needed. He added their development team met with Village staff and determined the best option is to relocate plants to a more level area and provide shade trees in the sloped area.

In response to question by **Chairperson Kennerley** about the reduction in the sign width, **Michael Mallon** responded the reduction was necessary to accommodate the existing underground utilities and field conditions; they can only fit a 10 foot width sign rather than the originally approved 12 foot wide sign; design features and architectural elements of the sign will remain. **Chairperson Kennerley** questioned why the existing grade along the creek was not taken into consideration during the landscape design stage in which **Michael Mallon** responded the focus was more on the building pad site; not taking into consideration the field conditions along the creek side of the site. **Member Jensen** asked if there was any grading issues along the spine road/creek in which **Michael Mallon** indicated this is in a flood plain and they were limited in what permits would allow them to do.

Chairperson Kennerley requested the petitioner address in more detail what landscape items were changed; Kathryn Talty, KL Talty Landscape Design responded. She said the original intent with the shade trees along the northern edge of the spine road was to blend in with existing vegetation, but the grade challenges required relocation to the south end of the spine road and also elimination of two low multi stem trees as well as some ornamental shrubs as they did not fit with the new plan.

Member Tapia moved, seconded by **Member Jensen** The Architectural Review Board approve new locations and width for the two center wide ground signs along Milwaukee Avenue and Half Day Road, and a revised landscape plan for the Lincolnshire Marketplace Center at 475 Milwaukee Avenue, as presented in the presentation packet dated January 16, 2018 and as recommended by staff in the January 16, 2018 memorandum with the condition none of the relocated trees shall conflict with the future sidewalk extension that will be constructed during subsequent phases of the development.

In closing, **Michael Mallon** noted the target grand opening date for the Lincolnshire Culvers should be in early March.

- 3.2 A Public Hearing regarding text amendments to various sections of Title 12, Sign Control, of the Lincolnshire Village Code, to revise and clarify requirements for permanent and temporary signs (Village of Lincolnshire).

Tonya Zozulya, Economic Development Coordinator, provided some background stating the current code was adopted in June 2009 with recent changes adopted in March 2017. She stated the Village Attorney recommended they look into Sign Code revisions given a 2015 Supreme Court case in Arizona in regards to temporary signs and content neutrality on temporary signs.



Tonya Zozulya directed the Boards attention to the Temporary Sign Code-Chapter 13. She noted the Village Board conducted a preliminary evaluation in 2017 and then referred to the Architectural Review Board for public hearing and recommendations and also to take into consideration the Village Attorney recommendations for content neutrality.

In regards to the temporary free standing signs in residential sign districts, **Tonya Zozulya** queried if the Architectural Review Board would consider an increase to the allowable size and duration. **Tonya Zozulya** presented photos of sample real estate signs in residential sign districts. **Chairperson Kennerley** asked what other applications besides real estate signs would there be in residential districts in which **Tonya Zozulya** noted as example church services, holiday bazar or rummage sale signs would be posted between posts/poles and installed on private property. She added the Village Board, in reference to real estate signs, did not want bigger but possibly smaller signs such as 6 square feet in Residential Districts. **Member Jensen** asked if they go smaller on the free standing signs, would temporary banner signs be used in place and is this something the Village wants to have in residential districts. After further discussion regarding size and height of non-banner type signs and poles versus sign frames (a-frame type) on the ground in residential districts;

- The recommendation to staff is to provide some sign samples from Lake Forest and other type of signs in residential districts for further consideration by the Architectural Review Board.

As to temporary signs in business sign districts, there was discussion regarding the proposed duration of 245 days being too long; **Mike McCall** noted it seems like a lot but maybe businesses need time to advertise specials. **Tonya Zozulya** clarified in the proposed changes; the temporary free standing signs could be up for 245 days straight and asked Board Members if they feel this is to generous given the current code allows for only 90 days. She added the Village Board did not have a recommendation on duration. **Chairperson Kennerley** stated 245 days almost makes this a permanent sign.

- There was discussion about proposing 180 days duration for downtown and corridor commercial sign districts; the 180 day limit would be acceptable to the Architectural Review Board.

In regards to temporary free standing banner signs, photos were presented indicating temporary banners being supported by two posts and single pole feather banners. **Tonya Zozulya** stated the Village Board would not approve banner signs on buildings or the single pole feather type sign in which the Architectural Review Board concurred. She added as part of the permit process for temporary signs; specifics such a sign material type (canvas or vinyl) and requiring two support structures to prevent the sign from degrading or sagging. The Architectural Review Board recommends canvas be removed from the proposal; with vinyl being the preferred material. There was discussion about the 91 day total duration; other municipalities have varying durations. **Member Tapia** felt the proposed sizes are huge; **Tonya Zozulya** noted current code



allows 20 square feet and they look large. **Chairperson Kennerley** asked what would prevent real estate signs of this nature up to 16 square feet for 14 days in residential districts to bypass the requirements of temporary free standing signs; this could become a problem; staff to consult attorney on this potential issue.

- **Member Tapia** asked if the banner sizes should be the same as the temporary freestanding signs requirement; this would be discussed with the attorney as well.

In regards to Chapter 8-Items of Information on Signs for Temporary Signs, **Tonya Zozulya** reviewed the current regulations: 2 items of information plus phone or web site address allowed for promotional signs only, the recommendation is to remove the limits on items of information for temporary signs but work within the allowable square footage. She added this code requirement has been the most challenging for staff and businesses. **Member Tapia** agreed with removing the limits on the information as long as they stay within the allowable size parameters. **Adam Letendre, Assistant Village Manager/Community & Economic Development Director** reiterated what the Village Attorney has communicated to staff; we can regulate size, materials, lighting and other aspects which have nothing to do with the sign message. The sample sign for the Gardner School submitted for a “project announcement sign” was viewed as an example by the members; the sign included the schools name, opening soon statement, 2 additional lines of preschool age information and the web site which was denied by Village staff as it exceeded the 2 line limit.

- Members agreed this requirement needs to change and agrees with staff recommendations to remove the current limit on the items of information.

In regards to temporary window signs for office buildings, current code does not allow it on office buildings or above the first floor of all other buildings; staff is recommending removing this prohibition. This would include decals, and would still have to comply with the window covering requirement of not more than 25% of the window area. **Tonya Zozulya** said the prohibition currently applies to office buildings only; noting Northshore University building at 900 Milwaukee wanted to add a window sign, but the Village could not allow. Is this something the Architectural Review Board would consider allowing window signs in office buildings and would they want to add restrictions to height but not going beyond the second floor? She added this is not a frequent request, but wants the Architectural Review Board to discuss it.

- **Chairperson Kennerley** noted with the changes to the temporary free standing banner signs; this should satisfy local office businesses; members agreed and it was the consensus to leave the restriction in place for office buildings.

In regards to the Chapter 8 General Standards for permanent wall and ground sign illumination, **Tonya Zozulya** stated a Lincolnshire resident brought an issue to her attention in regards to the Athletico wall and monument signs on Milwaukee Ave. This resident noted the code states illuminated signs across the street from residential zoned properties, regardless which direction the sign faces, must be turned off between 11 p.m. and 7:00 a.m. unless the business is



open past 11 p.m. in which case it is to be turned off between 1 a.m. and 7 a.m. **Tonya Zozulya** said staff began to research the subject; contacted surrounding communities about their requirements. She added in Lincolnshire, most of our commercial properties are across from residential zoned properties. Deerfield limitations direct commercial properties within 120 feet of residential zones to be regulated. Staff is asking the Architectural Review Board to consider allowing a specific distance separation of 120 feet from the illuminated sign to the nearest residential unit, also, should there be different standards for allowing the signs to be turned on earlier than 7:00 a.m. She further noted upon her request, the Lincolnshire Police Department drove by the commercial centers at approximately 1:30 a.m. in October 2017 and noted the vast majority of the signs were on.

Chairperson Kennerley asked if lights could be dimmed versus full power between midnight and 6:00 a.m., not necessarily supporting full turnoff but there was some discussion if all signs in Lincolnshire have such technology. **Member McCall** asked staff to check to see if local hotels are turning off their signs. Member **Tapia** feels lights should be turned off, **Adam Letendre** said enforcement could become an issue. **Tonya Zozulya** noted how the code is currently written; this could affect 99% of the businesses in Lincolnshire.

- After further discussion, the Architectural Review Board directed staff to review with Village Attorney adding a 120 foot distance requirement from façade of nearest residential building and inquire about dimming sign lights; time frame between business closure and the earliest of business opening and to exempt 24 hour businesses.

There being no further testimonies or questions from the Architectural Review Board, **Chairperson Kennerley** closed the public hearing with continuance to Tuesday, February 20, 2018 for further discussion.

3.3 Single Family Residential Design and Bulk Regulations – Continued Workshop Session (Village of Lincolnshire).

Adam Letendre reviewed the direction from the last meeting including review of other municipalities' ordinances and also Village of Skokie Appearance Review Commission. In regards to the Skokie's Appearance Review Commission, Adam Letendre noted staff size and number of staff liaisons assigned to this Commission is much larger than Village of Lincolnshire CED staff and would not be feasible here.

Adam Letendre presented a power point presentation on the Village of Glencoe Residential Design Guidelines; adding Glencoe's design guidelines are voluntary, but involve unique guidelines that are designated by area which are based upon a village character analysis, very similar to the discussion this board had in relation to neighborhood character. He added that Glencoe, in the case of a teardown, reviews the character of the existing homes on both sides of the street and use those existing characteristics to review the plans for the new home.



The immediate surrounding homes setbacks, building heights, side yard requirements are taken into consideration for the new home. Based upon Glencoe's program, while voluntary, an applicant who meets most if not all the guidelines, are given additional exemptions to do other things with the new house. Staff believes the Glencoe guidelines provide a decent framework for the Village to consider. Staff will review our current regulations and create something workable for the Village. **Chairperson Kennerley** noted this process takes the approach of working with residents, providing alternatives rewarding them in return for designing a home with "neighborhood character" in mind.

The members of the Architectural Review Board recommended staff continue to review the Glencoe guidelines, provide some indications of what Village of Lincolnshire neighborhood character would include and come back for further discussion.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS. **Tonya Zozulya**, on behalf of the Village Staff, welcomed Mike McCall to the Architectural Review Board.

6.0 CITIZEN COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairperson Kennerley** adjourned the meeting at 9:05 p.m.

Respectfully Submitted,
Carol Lustig
Administrative Assistant, Community & Economic Development Dept.



**Agenda Item
3.1**

**REQUEST FOR BOARD ACTION
Architectural Review Board
March 1, 2018**

Subject:	Lincolnshire Marriott Resort Master Sign Plan
Action Requested:	Design Review of Revisions to Existing Resort-Wide Directional Signs and a New Wall sign for the Racquet Club
Petitioner:	Signarama
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board

Background:

- Signarama Deerfield, on behalf of the Marriott Resort, seeks an amendment to the Marriott Master Sign Plan to permit revisions to the existing resort-wide ground-mounted directional signs and a new wall sign for the Racquet Club.
- The resort is one of the largest developments within the Village offering a variety of destination uses in addition to the theater (hotel, golf course, restaurants, sports facilities, meeting spaces and banquet facilities). It obtained its initial special use in September 1973 for a live theater and golf course (Ord. No. 73-286-1). The property is located in the Corridor Commercial Sign District.
- In 2011, the Village Board approved Marriott Resort's Master Sign Plan by Ordinance #11-3191-13A to permit two new monument signs on Milwaukee Avenue and Half Day Road and six directional signs throughout the resort campus. The Master Sign Plan included approval of variations regarding sign dimensions, items of information, and an electronic display screen for the Milwaukee Avenue ground sign (see attached ordinance conditions regarding the electronic screen). In 2016, the Village Board approved an amendment to the Master Sign Plan to permit two new Marriott identification wall signs adjacent to the hotel entrance as part of a renovation to the main entrance of the resort. The ARB also recently reviewed a new hotel port cochere with wall signs, window design changes for the resorts guest rooms and restaurant, as well as a permanent tent design. In 2017, the Village Board approved a new electronic display screen for a new marquee sign for the Marriott Theater.
- The current request is required to identify the College Park Athletic Club (CPAC) who is a new tenant of the Racquet Club.
- The current request requires an ARB review and recommendation and a final approval by the Village Board. No public hearing is required for this request.

Proposal & Staff Comments:

Directional Signs

- There are three existing directional signs on the Marriott property that are proposed to include the new "CPAC" lettering to identify the College Park Athletic Club for directional purposes (see attached presentation packet for the sign location). Please note although the renderings depict a brighter shade of white for the proposed CPAC logo, the intent is to match the existing color, size and font style.

Racquet Club Wall Sign

- The existing Racquet Club wall sign is proposed to be removed and replaced with a new unpainted aluminum lettering wall sign/logo that states "CPAC" above the front entrance to the club (see attached packet). The sign is proposed to be backlit white shade LED, as indicated in the attached renderings. The sign measures 30 inches in height and 54 inches



Agenda Item 3.1

(4.5') in length. The Corridor Commercial Sign District permits signs with a maximum sign logo height of 30 inches and a maximum sign length of 18 feet.

- All Sign Code requirements are met.

Staff Recommendation:

Staff recommends approval of the proposed directional sign and wall sign revisions.

Motion:

The Architectural Review Board moves to recommend approval to the Village Board of the amendment to the Marriott Master Sign Plan amendment to permit revisions to the existing directional signs and a new Racquet Club wall sign for the Lincolnshire Marriott Resort located at 10 Marriott Drive, as presented in the petitioner's cover letter and presentation packet dated February 6, 2018, and further subject to . . .

{Insert any additional conditions or modification desired by the Architectural Review Board}

Reports and Documents Attached:

- Location map, prepared by MGP GIS Consortium.
- Cover letter and presentation packet, prepared by Signarama, dated February 6, 2018.

Meeting History	
Architectural Review Board (current):	March 1, 2018



Legend

- Subject Location
- Zoning Districts
- Building
- Parcel Boundary
- Village Boundary

N 1 inch = 437 feet

GIS consortium
CED LocationMap
V.0. 3/21/2016

Deerfield
Signarama
The way to grow your business.

February 6, 2018

Cherise Kennerley
Architectural Review Board Chair
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Dear Ms. Kennerley and ARB Members:

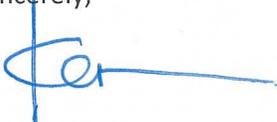
We seek the Village's approval for changes to signage on the property of the Chicago Marriott Lincolnshire Resort in Lincolnshire.

The enclosed package includes plans which provide the details for changes to the following business signage:

- Changes to three wayfinding ground signs to add the letters "CPAC" to identify the new tenant location of CPAC (College Park Athletic Club) on the Chicago Marriott Lincolnshire Resort property, and
- A new backlit LED illuminated channel letter sign for CPAC which replaces the existing sign above the entrance to the Racquet Club on the Chicago Marriott Lincolnshire Resort property.

A full description of the proposed changes to signage is attached in this package.

Sincerely,



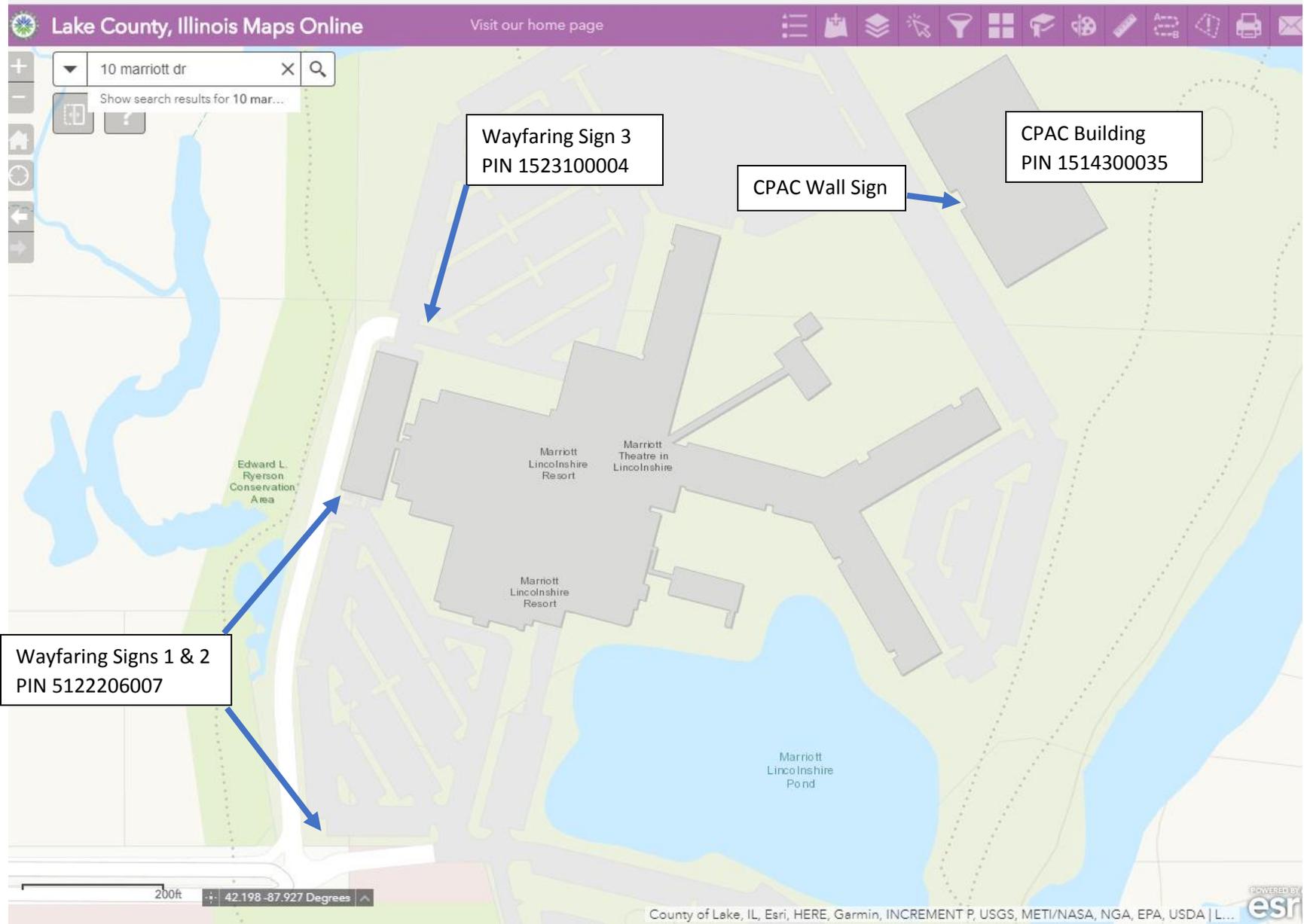
Ken Pywell
Owner

Deerfield
Signarama
The way to grow your business.

3345 Commercial Avenue
Northbrook, IL 60062
Office: 847-239-5793
Email: ken@signarama-deerfield.com



Signage Locations and PIN Identification



Sign Application for Changes to Directory Signs at Chicago Marriott Lincolnshire Resort
Sign 1 Elevation View (typical both sides)



CPAC Lettering in white cut acrylic letters with reflective white face in font and size to match existing lettering

Sign Application for Changes to Directory Signs at Chicago Marriott Lincolnshire Resort
Sign 2 Elevation View



CPAC Lettering in white cut acrylic letters in font and size to match existing lettering

Sign Application for Changes to Directory Signs at Chicago Marriott Lincolnshire Resort
Sign 3 Elevation View



CPAC Lettering in white cut acrylic letters in font and size to match existing lettering

Elevation View of CPAC Sign (Day and Night)



Elevation View of CPAC Sign during daylight hours



3345 Commercial Ave. Northbrook, IL 60062 Email: Design@signarama-deerfield.com
Phone: 847-239-5793 Fax: 224-534-0337 Website: www.signarama-deerfieldil.com

Elevation View of CPAC Sign (Day and Night)

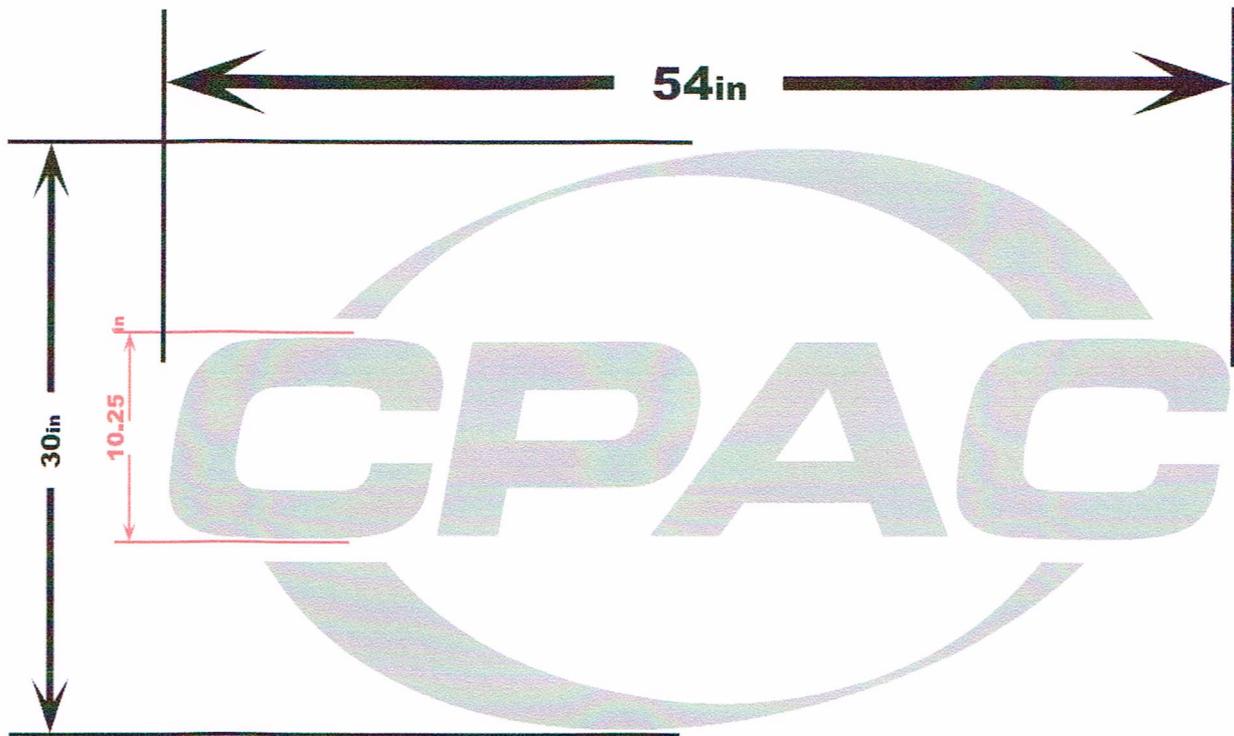


Elevation View of backlit CPAC Sign during evening hours



3345 Commercial Ave. Northbrook, IL 60062 Email: Design@signarama-deerfield.com
Phone: 847-239-5793 Fax: 224-534-0337 Website: www.signarama-deerfieldil.com

CPAC Sign Dimensions and Materials Specification

**ARTWORK**

The CPAC Sign artwork consists of the “CPAC” logo in letters and shapes mounted to the exterior wall above the former Racquet Club entrance. The sign is constructed of 5” deep aluminum letters which are 10.25” high. The overall sign dimensions are 30” high and 54” wide consistent with the Lincolnshire sign code. The finish is brushed aluminum or equivalent. The sign is designed to be backlit using LED illumination. Renderings showing how the sign is expected to appear during daylight and evening hours is provided in the Elevation View of the CPAC Sign.

MATERIAL SPECIFICATION

The proposed illuminated sign and shapes are constructed using pre-painted white .050 faces and returns. Lighting will consist of white low voltage, LED lighting, wiring and power supplies. The illuminated portions of the sign are to be fabricated by Central States Signs of Elk Grove Village, IL and will comply with the current provisions of the Building Code and Electrical Code. The sign will be UL-Listed with UL Certification Labels.


**Agenda Item
3.2 ARB**

**REQUEST FOR BOARD ACTION
Architectural Review Board
March 1, 2018**

Subject:	Culver's Restaurant, 405 Milwaukee Avenue
Action Requested:	Consideration and Discussion of a Minor Amendment to the Lincolnshire Marketplace Planned Unit Development to Permit a Revised Pergola Design for an Outdoor Patio
Petitioner:	Culver's of Lincolnshire
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Referred To:	Architectural Review Board

Background:

- Culver's of Lincolnshire, a future tenant of the new restaurant building under construction at 405 Milwaukee Avenue, seeks a minor amendment to the Lincolnshire Marketplace Planned Unit Development (PUD) to revise a previously approved pergola design for an outdoor patio.
- Culver's was approved to locate within the mixed-use Lincolnshire Marketplace Center at the northeast corner of Milwaukee Avenue and Half Day Road, north of the Marathon Gas Station in 2016 by Special Use Ordinance No. 16-3419-147. The approval involved ARB design reviews in August and September of 2016. At that time, the ARB recognized the importance of the pergola as a focal element of an outdoor patio offering a visual buffer from the adjacent Milwaukee Avenue.
- On November 17, 2017, the ARB approved a revised drive-through canopy (from an open style to a solid design for weather protection, at Culver's request.
- Construction on Culver's building is near completion and the restaurant is expected to open for business in March 2018.

Project Summary:

- As indicated in the attached cover letter, the current request is to revise the approved pergola design for an outdoor seating area along the south building façade, west of the main building entrance. The original design consists of a taupe-colored cedar material.
- Culver's would like to change the approved pergola material to a white-colored aluminum material for better wear, appearance, durability and lower maintenance. No changes are proposed to the patio size, landscaping or furniture (one exception is umbrellas will no longer be used).
- The ARB has the final authority to review and approve this request as a minor PUD amendment, per Code.

Staff Recommendation:

Staff recommends approval of the revised pergola design on the south façade.

Motion:

The Architectural Review Board moves to approve a Minor Amendment to the Lincolnshire Marketplace Planned Unit Development to permit a revised pergola design for an outdoor seating area along the south façade for Culver's Restaurant at 405 Milwaukee Avenue, as presented in the petitioner's presentation packet dated February 9, 2018, and. . . .



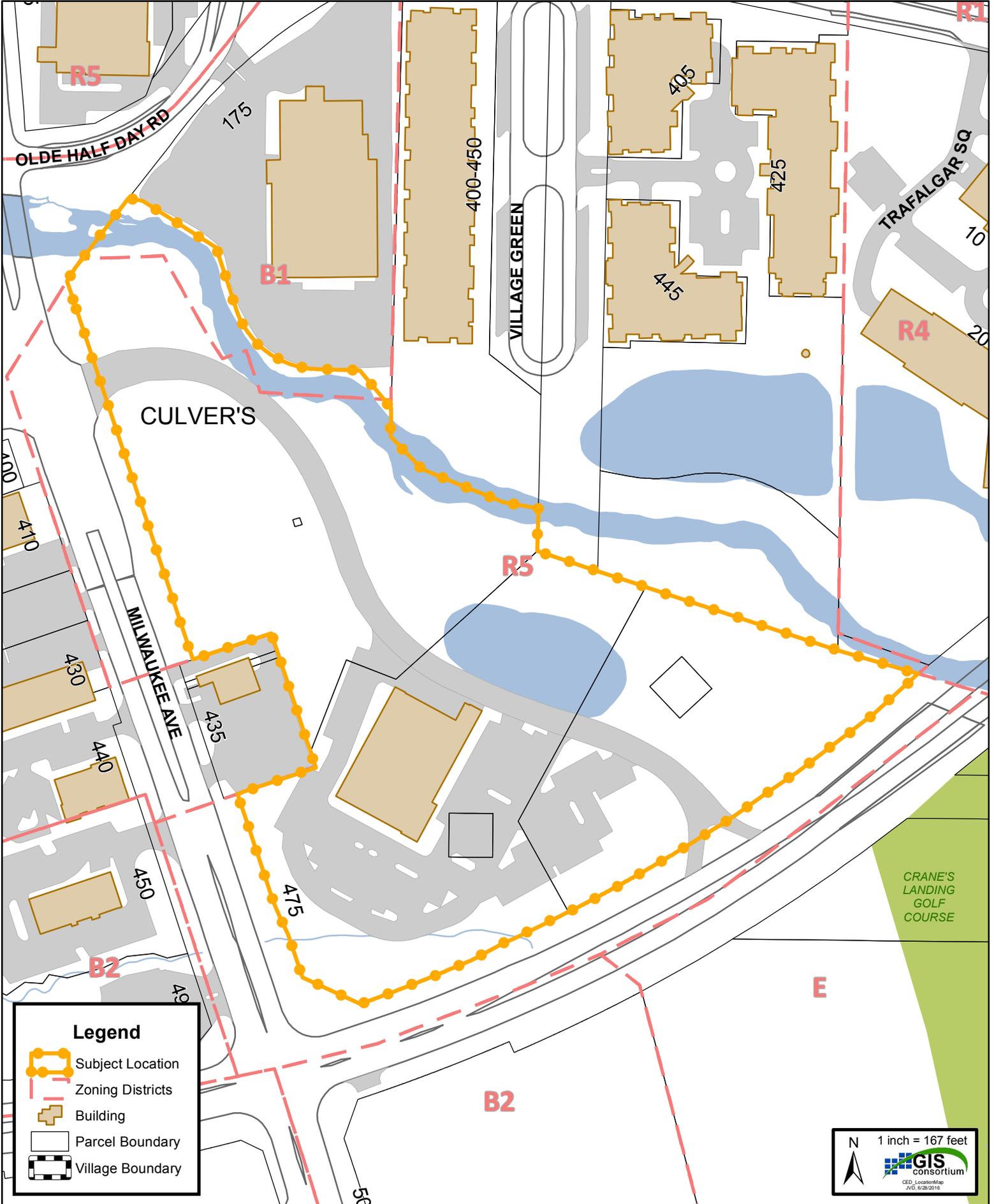
**Agenda Item
3.2 ARB**

{Insert any additional conditions or modification desired by the Architectural Review Board}

Reports and Documents Attached:

- Location Map.
- Presentation Packet, prepared by Culver's of Lincolnshire, dated February 9, 2018.
- Approved pergola design.

Meeting History	
Village Board Preliminary Evaluation (COW):	June 27, 2016
Architectural Review Board Workshop:	August 16, 2016
Architectural Review Board:	September 27, 2016
Village Board (COW):	October 10, 2016
Village Board:	November 14, 2016
Architectural Review Board:	November 8, 2017
Architectural Review Board (current):	March 1, 2018



Legend

- Subject Location
- Zoning Districts
- Building
- Parcel Boundary
- Village Boundary

N 1 inch = 167 feet

GIS consortium
CED LocationMap
JVG 06/2016

CulvLinc, LLC
450 McHenry Rd
Buffalo Grove, IL 60089

February 9, 2018

Dear ARB,

For the Culver's we are building at 405 Milwaukee Ave., we would request a change from the wooden style trellis to a white aluminum pergola.

The pergola maintains or even enhances architecture while providing a structure that is much more stable and provides shade.

The existing trellis will look great initially but will wear in color over time and not meet the original vision of the ARB.

We are also concerned that the original trellis will move more easily in wind and weather conditions, causing it to come loose over time.

The pergola we are proposing has been utilized at many Culver's around the country and looks beautiful, functions very well and continues to look great after years.

Key points about the proposed change:

1. The pergola would be aluminum and factory powder coated white paint.
2. We are not changing the landscaping
3. The reason we are proposing a pergola is to have a more substantial structure that offers shade whereas a trellis is more of a decorative feature.
4. We are not intending to change the outdoor seating other than omit the umbrellas because of the shade provided by the pergola.

Thanks for you consideration,



Kevin Weasler

CulvLinc, LLC

773-407-2535



REAR LEFT



REAR RIGHT



FRONT RIGHT

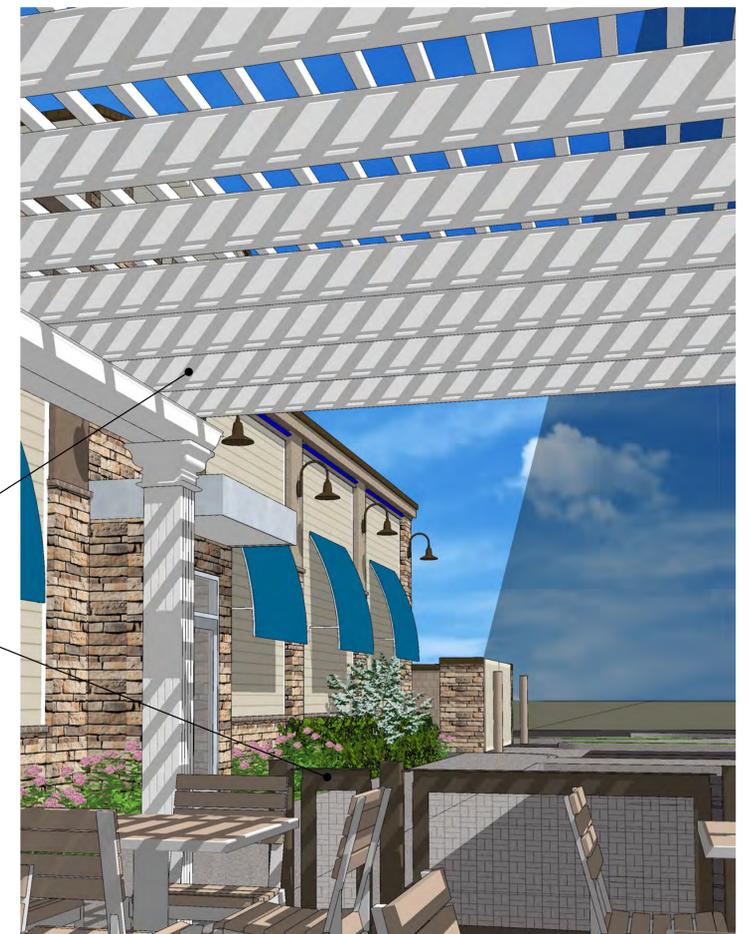


FRONT LEFT

REPRESENTATION MATERIAL COLOR

COPING, METAL ROOF	"MEDIUM BRONZE"
EAVE TRIM, FASICA & BRACKETS	"ARCTIC WHITE"
EIFS "CORNICHE"	"TONY TAUPE"
LED	BLUE
GOOSENECK	BROWN
EIFS @ PIERS	"TIKI HUT" @ TOWERS "TONY TAUPE" @ MAIN
AWNING CANVAS (BY OTHERS)	"ROYAL BLUE"
POWDER COATED ALUMINUM TRELLIS	"WHITE"
PATIO FENCE PANELS & POST	"84 BEIGE"
WINDOW & DOOR FRAMES & CANOPY @ MAIN ENTRY	NATURAL ALUM.
SIDING HARDIEPLANK	"COBBLESTONE" "ARCTIC WHITE" TRIM
CANOPY FASCIA @ DRIVE-THRU	NATURAL ALUM.
MFGR'D STONE w/ STONE SILL TRIM	"LANER NEWBURY" "PRAIRIE BLUFF, "BOULDER CREEK"

SEE SEPARATE SHEETS FOR SIGNAGE & PATIO COLORS



VIEW FROM PATIO

NEW CULVER'S RESTAURANT
405 Milwaukee Avenue
 Lincolnshire, IL 60069
 County of S.T. LAKE



OLLMANN ERNEST MARTIN
 ARCHITECTS
 509 South State Street
 Belvidere Illinois 61008
 815-544-7790 Phone
 815-544-7792 Fax

COLOR ELEVATIONS
 NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.



DUMPSTER ENCLOSURE

+/- 24'-3"
 18'-10"

OVERFLOW SCUPPER,
 VERIFY W/ PLB PLANS

NATURAL ALUMINUM
 CANOPY FASCIA

Culver's

BACK SIDE OF GABLE TOWER TO
 BE EIFS OR SIDING

DRIVE THRU ELEVATION



+/- 24'-3"

18'-10"

10'-0" CLEAR

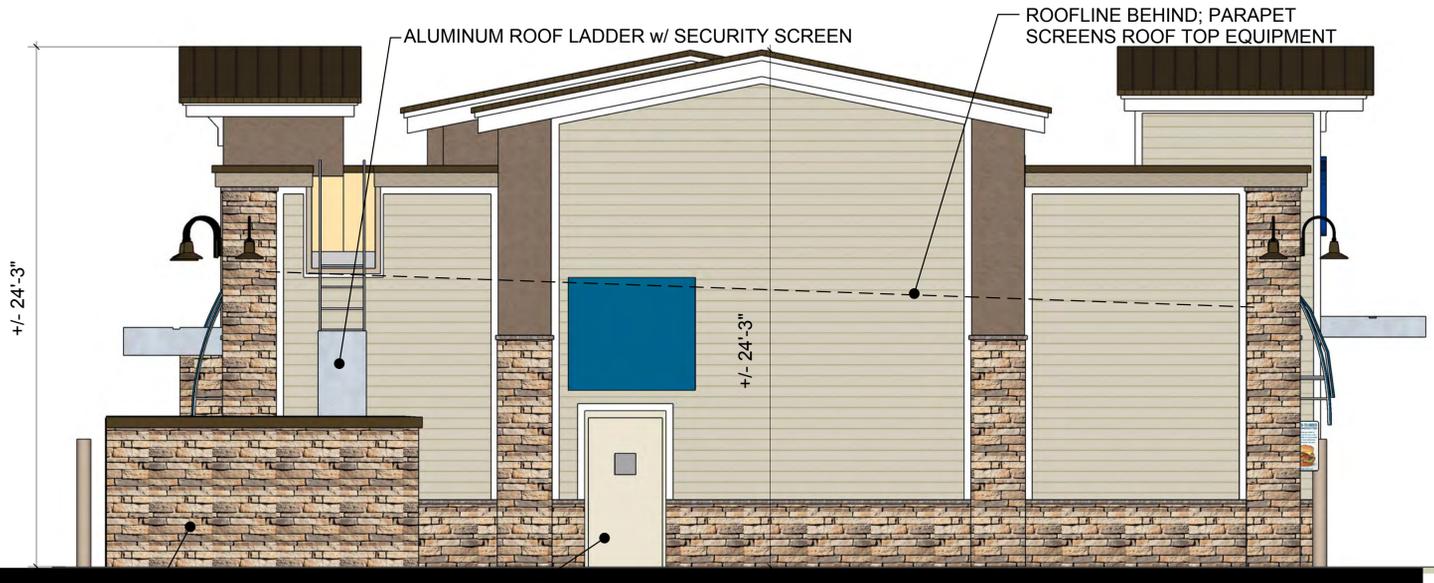
INSTALL BUILDING ADDRESS NUMBERS. VERIFY
 COLOR, LOCATION, AND ADDRESS W/ LOCAL
 FIRE DEPT. NUMBERS TO BE MIN. 4" H x 12" W

405

Culver's

CLEAR GLAZING, TYPICAL

FRONT ELEVATION



+/- 24'-3"

+/- 24'-3"

ALUMINUM ROOF LADDER W/ SECURITY SCREEN

ROOFLINE BEHIND; PARAPET
 SCREENS ROOF TOP EQUIPMENT

DUMPSTER ENCLOSURE

REAR ELEVATION

EXTERIOR HOLLOW METAL SHALL
 BE PAINTED TO MATCH SIDING

REPRESENTATION MATERIAL COLOR



BUILDING SIGNAGE, BY OTHERS

POWDER COATED PREFABRICATED
 ALUMINUM TRELLIS "WHITE"

NATURAL ALUMINUM DOORS, DOOR FRAMES,
 WINDOW FRAMES, AND CANOPY AT MAIN ENTRY

Culver's

COPING, METAL ROOF "MEDIUM BRONZE"

EIFS "TONY TAUPE" SW 7038 @ MAIN BLDG
 "TIKI HUT" SW 7509 @ TOWER PIERS

GOOSENECK BROWN

AWNING CANVAS (BY OTHERS) "ROYAL BLUE"

SIDING "COBBLESTONE"
 HARDPLANK "ARCTIC WHITE"
 TRIM

MFGR'D STONE W/ STONE SILL
 TRIM "LANER NEWBURY"
 PRAIRIE BLUFF
 BOULDER CREEK

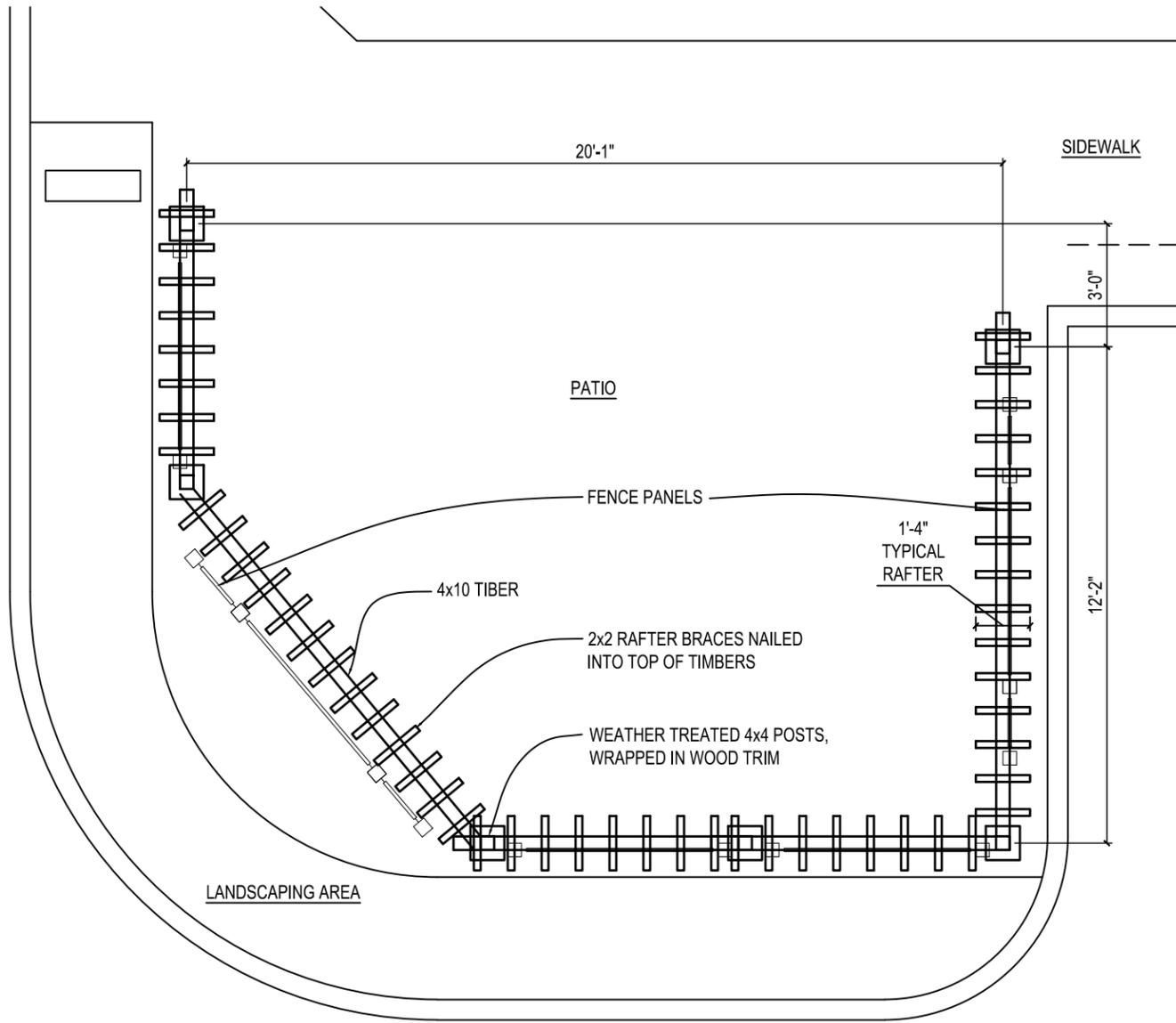
+/- 24'-3"
 18'-10" TYPICAL PARAPET HEIGHT

PATIO FENCING & POSTS,
 "84 BEIGE"

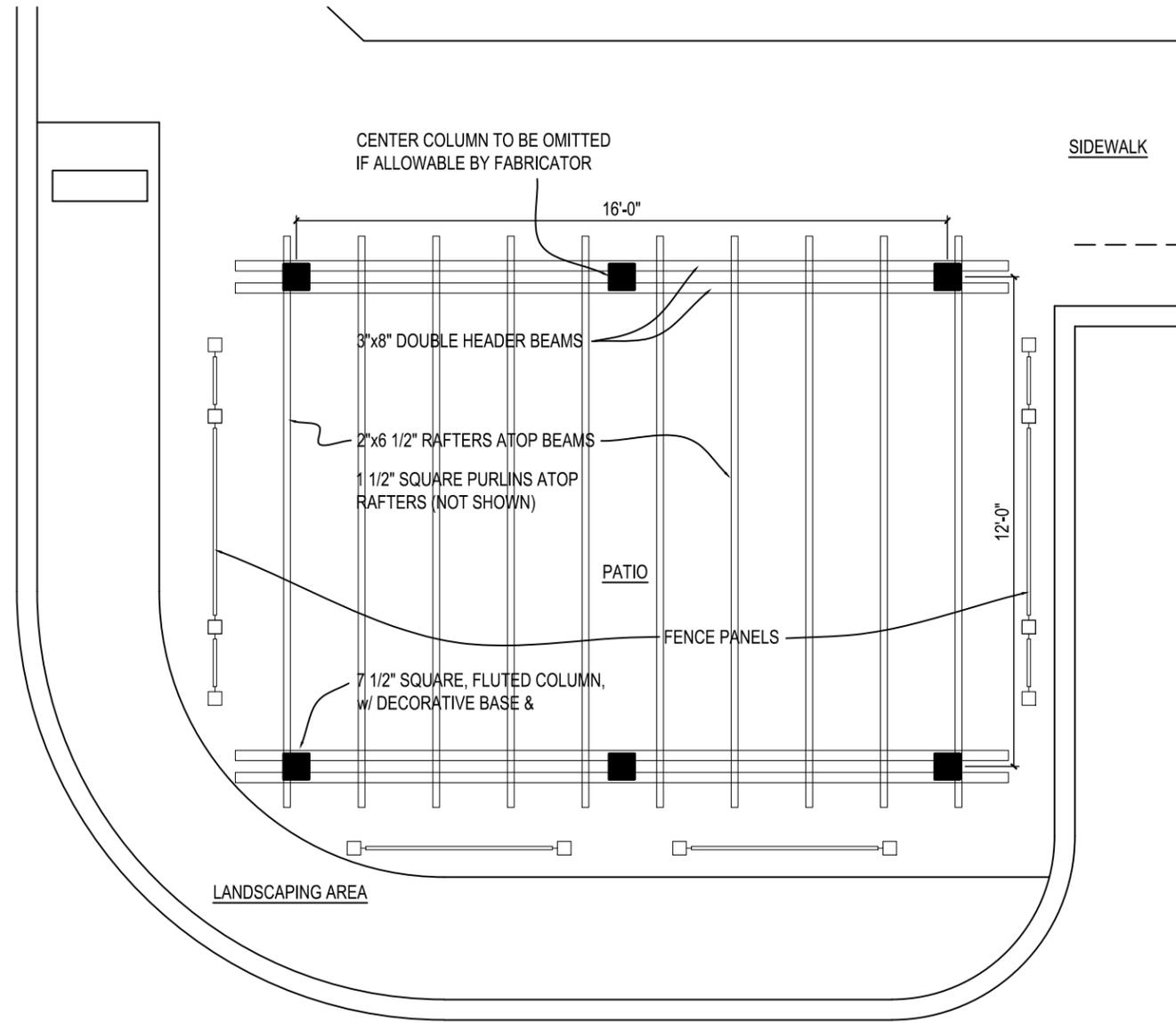
MAIN ENTRY ELEVATION

KNOX BOX - VERIFY LOCATION
 & TYPE W/ LOCAL FIRE DEPT

METAL DECKING @ DUMPSTER GATE.
 COLOR TO MATCH SIDING



B3 ORIGINAL PERGOLA
SCALE : 1/4 = 1'-0"



B6 PROPOSED PERGOLA
SCALE : 1/4 = 1'-0"

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<p>NEW CULVER'S RESTAURANT 405 Milwaukee Avenue Lincolnshire, IL 60069 County of LAKE</p>
<p><i>Culver's</i> Culver Franchising System, Inc. 1240 Water St. Prairie du Sac, WI 53578</p>
<p>OLLMANN ERNEST MARTIN ARCHITECTS 509 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax</p>
<p>PERGOLA FOOTPRINT COMPARISON</p>
<p>Date: 2-12-2018 Revision: 2016-077</p>



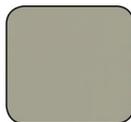
ABOVE PHOTO SHOWS SELECTED CHAIRS & TABLES

PROPOSED
PATIO PANEL
COLOR

Standard Metal Powdercoat



10-Bronze



83-Silk Gray



84-Beige Gray

You are here: Home ▶ Products ▶ Pergolas ▶ Coolbreeze Aluminum Pergolas ▶ Coolbreeze Profiles & Specs

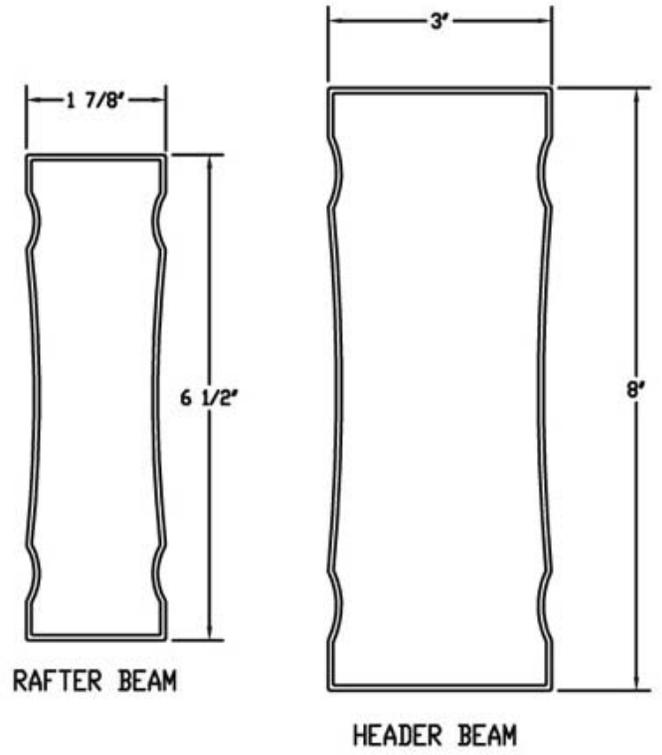


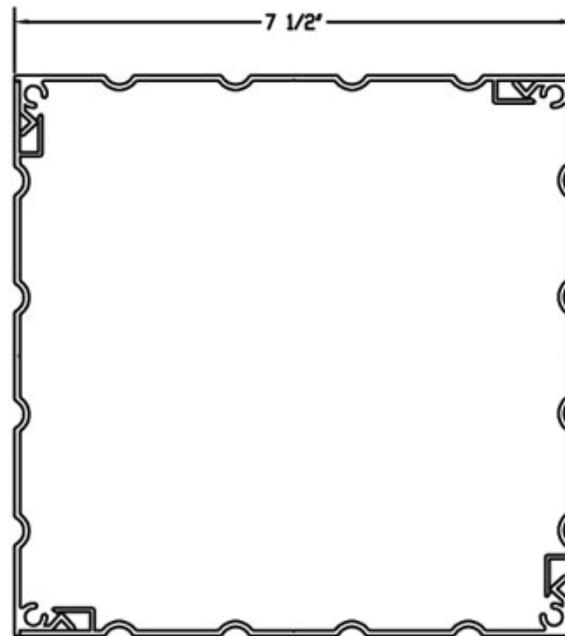
- Pergola Home
- Profiles & Specs**
- Finishes
- Shop Online

Coolbreeze™ Aluminum Pergolas Profiles and Specs

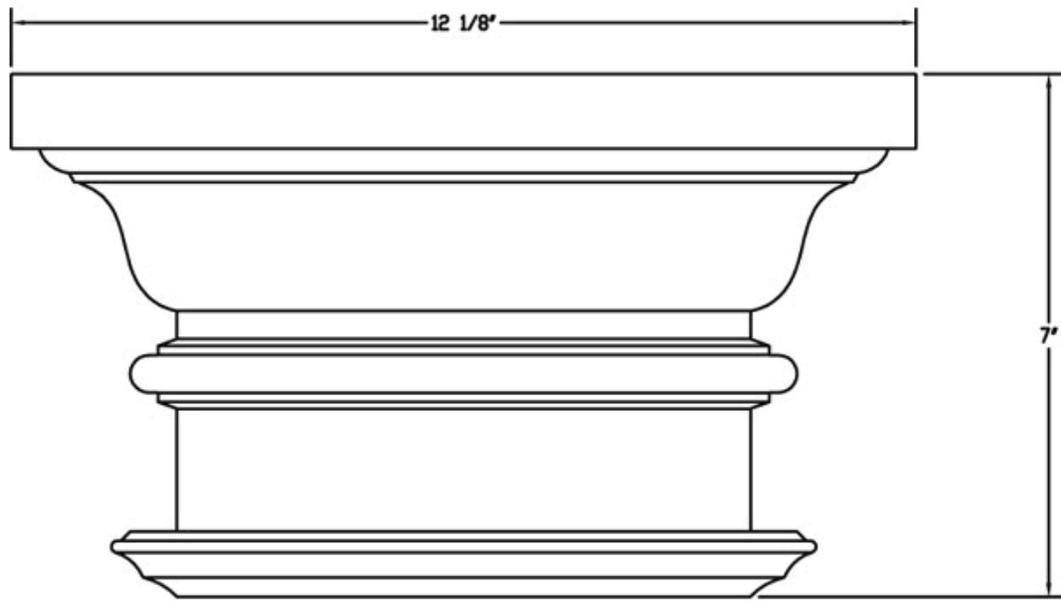
- Coolbreeze Installation Manual

Pergola Profiles

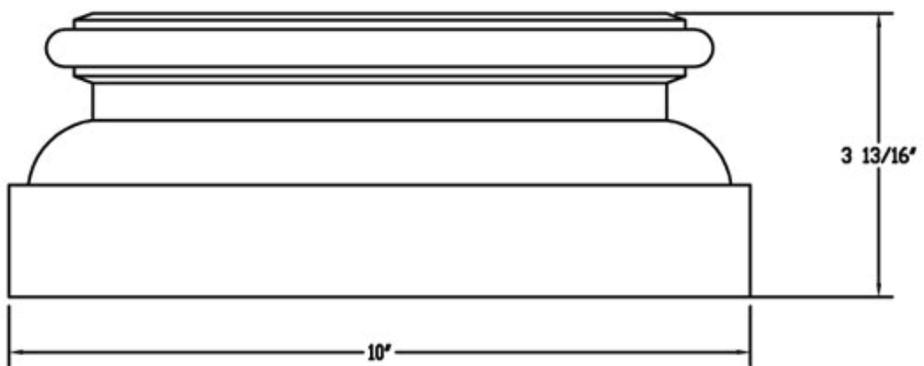




DECORATIVE FLUTED COLUMN



TOP COLUMN BASE



BOTTOM COLUMN BASE

Material Specs

- **Material:** 6005-T5 aluminum. 35,000 psi yield strength
*1,000 psi average for composite and vinyl materials
- **Finish:** SuperDurable high-density polyester powder coat.
- **Salt Spray Resistance:** Meets or exceeds specs AAMA 2604
- **Outdoor Exposure:** South Florida, meets or exceeds specs AAMA 2604
- **Stain Resistance:** Excellent
- **Dirt Resistance:** Excellent
- **Mar Resistance:** Good
- **Re-coatability:** Good
- **Fire Ratings:** Class A - Flame spread value of "0" - *100 average for composite materials

Patent Pending

More in this category: [« Coolbreeze™ DIY Aluminum Pergola Kits by Nexan](#) [Pergola Finishes »](#)

[back to top](#)

Aluminum Pergolas

Add beauty and shade without the maintenance of wood with a *Coolbreeze™* Aluminum Pergola from Nexan. Nexan aluminum pergolas are built to last with heavy duty-extruded aluminum coated with an AAMA 2604 certified powder coat finish. *Coolbreeze™* aluminum pergolas are engineered from the ground up to add strength while hiding unsightly fasteners and brackets commonly found on other aluminum and vinyl pergolas. The high strength decorative aluminum extrusions require no inserts inside the profiles for strength. Our aluminum pergolas are engineered to assemble quickly and precisely in your yard, garden or on your patio and will provide lasting, low-maintenance enjoyment for you and your family for many years to come.

Key Features:

- 3" x 8" Decorative header beams.
 - 2" x 6 1/2" Decorative rafters on 24" centers
 - 1 1/2" Square top shade tubes. Available in 3", 4 1/2" and 6" spacings
 - Economy models include 4" structural support post with a flat base for concrete mounting
 - Deluxe models include fluted 7 1/2" square columns with decorative bases
Standard column height is 8'. Total overall height is 112.50"
 - Extruded 6005-T65 aluminum alloy construction for unsurpassed strength
 - Stainless steel fasteners throughout with hidden fastening points
 - AAMA 2604 powder coat finish for severe environments
 - Custom sizes are available
-
- [Coolbreeze Installation Manual](#)



No Unsightly Brackets



No Inserts Required



No Soft, Roll-Formed Aluminum



Approved Pergola



REAR LEFT



REAR RIGHT



FRONT RIGHT

REPRESENTATION MATERIAL COLOR



FRONT LEFT

- COPING, METAL ROOF "MEDIUM BRONZE"
- EAVE TRIM, FASICA & BRACKETS "ARCTIC WHITE"
- EIFS "CORNICHE" "TONY TAUPE"
- LED BLUE
- GOOSENECK BROWN
- EIFS @ PIERS "TIKI HUT" @ TOWERS
"TONY TAUPE" @ MAIN
- AWNING CANVAS (BY OTHERS) "ROYAL BLUE"
- PATIO FENCE PANELS & POST "84 BEIGE"
- WINDOW & DOOR FRAMES & CANOPY @ MAIN ENTRY NATURAL ALUM.
- SIDING "COBBLESTONE"
HARDIEPLANK "ARCTIC WHITE" TRIM
- CEDAR TRELLIS @ PATIO & DRIVE-THRU STAIN TO MATCH
"TONY TAUPE"
- MFGR'D STONE w/ STONE SILL TRIM "LANER NEWBURY"
PRAIRIE BLUFF,
BOULDER CREEK

SEE SEPARATE SHEETS FOR SIGNAGE & PATIO COLORS



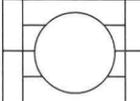
VIEW FROM PATIO

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NEW CULVER'S RESTAURANT
405 Milwaukee Avenue
Lincolnshire, IL 60069
County of ST. LAKE



OLLMANN ERNEST MARTIN
ARCHITECTS
509 South State Street
Belvidere Illinois 61008
815-544-7790 Phone
815-544-7792 Fax



COLOR ELEVATIONS
NOTE: THOUGH THESE IMAGES HAVE PHOTO
REALISTIC QUALITIES, THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.

2016-077

A3