



**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**Public Meeting Room, Village Hall**  
**Tuesday, April 23, 2019**  
**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. 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.*

**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, March 19, 2019

**3.0 ITEMS OF GENERAL BUSINESS**

- 3.1 A Public Hearing regarding Permanent Wall and Ground Sign Requirements in the Proposed Commercial Sign District Created as a Merger of the Downtown and Corridor Commercial Sign Districts, Revisions to Illumination Requirements in the Commercial Sign District, and Revisions to Ground Sign Approval Requirements in All Sign Districts (Village of Lincolnshire)
- 3.2 Consideration of Parking Lot Design, Fence, Landscaping, and Lighting Plans for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)
- 3.3 Consideration of Construction of a Storage Facility for Equipment and Materials in a North Park Maintenance Yard for North Park, 1025 Riverwoods Road (Village of Lincolnshire)

**4.0 UNFINISHED BUSINESS**

**5.0 NEW BUSINESS**

**6.0 CITIZEN COMMENTS**

**7.0 ADJOURNMENT**



**UNAPPROVED** Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, March 19, 2019 in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL

**PRESENT:** Members Orzeske, McCall, Baskin and Santosuosso

**ABSENT:** Chair Kennerley and Member Tapia; Trustee-Liaison Hancock,

**ALSO PRESENT:** Ben Gilbertson, Assistant Village Manager/Director of Community and Economic Development (AVM/CED)  
Tonya Zozulya, Planning and Development Manager (PDM)

## **CALL TO ORDER**

### **1.0 ROLL CALL**

The roll was called by **Tonya Zozulya, PDM** and Member Orzeske declared a quorum to be present.

**Member Baskin** moved and **Member Santosuosso** seconded the motion to appoint **Member Orzeske** Interim Chair. Motion passed unanimously by voice vote.

### **2.0 APPROVAL OF MINUTES**

2.1 Approval of the Minutes of the Architectural Review Board held on Tuesday, February 19, 2019.

**Member Baskin** moved and **Member Santosuosso** seconded the motion to approve the minutes as written for the February 19, 2019 Architectural Review Board. The motion passed unanimously by voice vote.

### **3.0 ITEMS OF GENERAL BUSINESS**

3.1 Consideration of an Amendment to Existing Master Sign Plans (Ordinance #11-3191- 13A) to Revise Existing Ground Monument and Directional Signs for the Marriott Lincolnshire Resort, 10 Marriott Drive (Marriott Lincolnshire Resort)

**Brad Lajoie**, General Manager of the Marriott Lincolnshire Resort, reviewed the proposed revisions to the two existing monument signs on Half Day Road and on Milwaukee Avenue/Marriott Drive. He outlined the following proposed changes:

The entrance ground sign on Marriott Drive will include the new Marriott logo and two revised panels to display Three Embers and Wright's Brew and Bistro. No changes are proposed for the either the electronic portion of this sign, or its size.

The Half Day Road/Route 22 ground sign will include the new Marriott logo as well as four revised panels to display Marriott Theatre, Three Embers, the

Spa at Lincolnshire and Crane's Landing Golf Course. The sign size will remain the same. Landscaping will be restored to the originally-approved landscape plan.

One interior directional signs would be updated to include the new Marriott logo. The background will be white and will remain illuminated.

**Interim Chair Orzeske** inquired about the paint finish and durability. **Art Solis, North Shore Signs**, stated the two ground and one directional sign will be repainted white, with life expectancy of the paint to be about 10 years.

**PDM Zozulya** stated the petitioner is before the ARB as this is an amendment to the Master Sign Plan approved in 2011. The Master Sign Plans included variations for sign dimensions, items of information, and an electronic display sign on Milwaukee. While a public hearing is not required, the ARB is required to make a recommendation to the Village Board for final approval.

There was discussion regarding the five remaining directional signs in the complex. **Tonya Zozulya** asked the petitioner if they would like to include those signs in the ARB recommendation and, if so, provide renderings of the color change to be included with the Village Board packet for consideration and final approval. **Brad Lajoie** agreed to include the directional signs for consideration.

**Member Baskin** moved, seconded by **Member McCall**, to recommend approval to the Village Board of the amendment to the Marriott Master Sign Plan amendment to permit revisions to the existing ground monument and directional signs for the Marriott Lincolnshire Resort, located at 10 Marriott Drive, as presented in the petitioner's cover letter and presentation packet, date stamped received March 11, 2019, with approval and inclusion of additional directional signs, consistent in coloring with the proofs submitted, with review by Village Staff and approval by the Village Board.

The motion passed unanimously by voice vote.

3.2 Consideration of Roof-Mounted Solar Panel Installation for Building C of Extra Space Storage Facility, 200 Parkway Drive (Rethink Electric LLC)

**Garrison Regal, Vice President of Operations, Rethink Electric LLC** reviewed the proposal to install roof-mounted solar panels on Building C of the storage facility at 200 Parkway Drive, CityPark Center. He presented aerial and ground elevation views of the complex, adding the solar modules will be obscured from view by trees and other buildings in the complex. The solar panels will be a flush-mount, low profile, and installed with non-penetrating methods. The size of each solar panel on this installation will be approximately 6.5' by 3.5'.

Members of the ARB noted this proposal was the first commercial solar project in the Village. **PDM Zozulya** stated Village code requires the ARB to conduct design review with a recommendation to the Village Board. In response to a question on space limitations on the roof, **Tonya Zozulya** stated the 50% requirement takes into consideration the calculation both sides of the roof.

**Member Santosuosso** moved, seconded by **Member McCall**, to approve and recommend approval to the Village Board for the installation of the proposed solar panels on Building C for Extra Space Storage, as presented in the packet submitted by Rethink Electric, LLC, date stamped received March 11, 2019.

Motion passed unanimously by voice vote.

3.3 Approval of Parking Lot Design, Fence Landscaping, and Lighting Plans for Ravinia Plumbing, 575 Bond Street (Ravinia Plumbing)

**David Ariano, President of Ravinia Plumbing** gave a brief history of Ravinia Plumbing's 98 years in business and current location in Highland Park. They are the contract purchaser for said property and are looking to expand their business and fleet in Lincolnshire.

**Meghan Michel, P.E. and Project Manager with J. Condon & Associates**, presented the plans for the new parking lot as follows:

A new parking surface with 85 stalls to be utilized by the service technicians and fleet vehicles;

A 6' open-style picket fence and landscaping surrounding the new parking surface, and utilizing the existing berm to further enhance the proposed fence and landscape plan.

The existing 17-stall parking lot would be utilized by office staff; and Utilizing the existing retention basin for increased storm water volume. There would be required changes in the outlet restrictor structures only to accommodate the allowable release rate, and no alteration to the pond is anticipated. The petitioner is working with Lake County Storm Water Management Commission on these plans to get their approval.

**Member Baskin** asked how many trees would be removed. He also suggested the design of the vinyl fence should complement the building and asked staff if there are similar fences in the industrial park. **PDM Zozulya** stated fences typically are not part of the industrial area unless it is a day care facility. **David Ariano** said the fence and landscape is more for security purposes, and the fence will be installed at grade behind the existing berm. **Member Baskin** commented a cross-section view of the fence/parking lot would be helpful. In regard to tree removal, **Meghan Michel** stated 47 trees are being removed. **PDM Zozulya** added the petitioner's landscape architect calculated 143 caliper inches of trees being removed, to be replaced with 98.5 caliper inches; the negative net difference will be added to the Tree Bank per Village Code.

There was further discussion regarding incorporating design elements from the building into the fence design. **Interim Chair Orzeske** stated he understands the concerns of the business owner for security, but also the concerns of ARB members in regards to fence and landscaping visuals. He added the ARB could require additional conditions for approval which can be further reviewed by Village Staff. **PDM Zozulya** stated this matter does not require review by the Village Board, and any decisions made by the ARB would be final, subject to the building permitting process. **PDM Zozulya** also requested the ARB to be specific and detailed in their motion with additional conditions. **Member Baskin** stated this is a beautifully landscaped industrial park and they are removing mature trees. He asked if the petitioner could consider looking at other parking lot designs and work with Village staff to save as many trees as they can.

**Interim Chair Orzeske** inquired about the number of parking spaces. **David Ariano** stated he is proposing 85 additional spaces, exceeding what the Village Code requires. **Member Santosuosso** inquired to the immediate needs of parking spaces. **David Ariano** stated there are 65 vehicles currently in the fleet, including 10 vehicles going home with employees on a daily basis; the plan for the lot calls for 85 spaces for potential growth, plus the existing 17 existing spaces for office staff. In response to **Member Baskin's** question, **PDM Zozulya** stated staff did suggest design alternatives to lessen the impact on tree removal. **David Ariano** said he would rather add landscaping versus having to pay into the Tree Bank.

**Member McCall** moved, seconded by **Member Santosuosso**, to approve the proposed parking, fence, tentative landscaping, and lighting plans for Ravinia Plumbing at 575 Bond Street, as presented in the packet submitted by Ravinia Plumbing, with the cover letter dated March 13, 2019, and further subject to review of the landscape plan at the southern and northeast property line, and to work with staff to incorporate the ARB comments.

Motion passed unanimously by voice vote.

#### **4.0 UNFINISHED BUSINESS (None)**

#### **5.0 NEW BUSINESS**

**Member McCall** inquired about the status of The St. James project. Tonya Zozulya noted the project had a preliminary evaluation meeting at the Village Board and the petitioner is now developing plans for the internal Development Review Team for review. After the Development Review Team stage, it will be scheduled for review with the ARB.

#### **6.0 CITIZEN COMMENTS (None)**

#### **7.0 ADJOURNMENT**

There being no further business, **Interim Chair Orzeske** adjourned the meeting at 8:05 p.m.

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

DRAFT

**REQUEST FOR BOARD ACTION  
Architectural Review Board  
April 23, 2019**

<b>Subject:</b>	Sign Code (Title 12) Revisions
<b>Action Requested:</b>	A Public Hearing Regarding Permanent Wall and Ground Sign Requirements in the Proposed Commercial Sign District Created as a Merger of the Downtown and Corridor Commercial Sign Districts, Revisions to Illumination Requirements in the Commercial Sign District, and Revisions to Ground Sign Approval Requirements in All Sign Districts
<b>Petitioner:</b>	Village of Lincolnshire
<b>Originated By/Contact:</b>	Tonya Zozulya, Planning & Development Manager
<b>Referred To:</b>	Architectural Review Board

**Background:**

- On December 18, 2018, the Architectural Review Board (ARB) held a workshop to discuss permanent wall and ground sign regulations in the Downtown and Corridor Commercial Sign Districts for potential standardization and enhancement in both districts per the Village Board's request. At the conclusion of the meeting, the ARB reached consensus to combine the Downtown and Corridor Commercial sign districts into one district and noted the following areas for further research and discussion.
- On February 19, 2019, the ARB held a continued workshop regarding this item and provided the following direction to staff for code revisions in preparation for a Public Hearing (see attached Document 2):
  1. Require all code-compliant brand new ground signs and structural ground sign alterations in all sign districts be reviewed and approved by the Architectural Review Board (currently such signs are reviewed and approved by staff only).
  2. Eliminate front-lit (channel illumination) restriction so both front-lit/channel and backlit/reverse channel signs are allowed in the proposed Commercial Sign District.
  3. Add new language stating the ground sign size and landscaping should be in scale with each other for a unified and aesthetically pleasing look.
- A notice of the Public Hearing was published in the April 6, 2019 Daily Herald. A personal notice was not required to be provided to adjacent residents as this is a text amendment.
- Attached is a draft ordinance, prepared by the Village Attorney, as well as existing and proposed Sign District Map and revised (redlined) Code Chapters 4 (Sign Permit), Chapter 6 (Establishment of Sign Districts), Chapter 8 (Sign Construction and Design: General Standards), Chapter 9 (Sign Construction and Design: Specific Standards by Sign Type), Chapter 12 (Exempt Signs), and Chapter 13 (Temporary Signs) (see attached Document 1).

**Public Hearing - Proposed Revisions**

Chapter 4 (Sign Permit)

- Revised the sign approval requirements to state all code-compliant brand new ground signs and structural ground sign alterations in all sign districts are to be reviewed and approved by the Architectural Review Board (currently such signs are reviewed and approved by staff only). Please note any signs requiring Sign Code variations will follow the current process (a Public Hearing by the ARB and final review/approval by the Village Board).

Chapter 6 (Establishment of Sign Districts)

- Eliminated the current Downtown Sign District purpose and revised the current Corridor Commercial Sign District purpose for the proposed Commercial Sign District.
- Updated the Sign District Map to merge the current Downtown and Commercial Corridor Districts into the proposed Commercial Sign District (see attached Document 1). Commercial Corridor properties will be located along and adjacent to Milwaukee Avenue, within the TSJ development and the CDW Center.
- Replicated the current Sign District Map note to the “Corridor Commercial” and “Office/Industrial” Sign District purpose statements to clarify that in addition to the properties located entirely within the two sign districts, properties with frontage along Milwaukee Avenue (bounded by Half Day Road and Aptakisic Road) and with facades oriented towards Milwaukee Avenue are permitted signage per corresponding district requirements.

Chapter 8 (Sign Construction and Design: General Standards)

- Clarified the current ground sign landscaping requirements as they are confusing and difficult to interpret.
- Staff discussed with the Village Attorney the ARB’s recommendation to revise the Code to include a statement that ground sign size and landscaping should be in scale with each other for a unified and aesthetically pleasing look. The Village Attorney recommended not adding this to the Code as the Code already states that “every sign shall have good scale and proportion in its design and its visual relationship to buildings and surroundings.” Therefore, this language is currently not proposed to be incorporated into the Code.

Chapter 9 (Sign Construction and Design: Specific Standards by Sign Type)

- Below is a table comparing the Downtown and Commercial Corridor sign requirements (“Corridor Commercial” will be replaced with “Commercial.”)

**Wall Signs**

Sign District	Illumination	Max Length	Max Face Height (letters & graphics)	Max Letter Height	Max Logo Height
Downtown	Backlit Goosenecks	15'	24"	18"	24"
Corridor Commercial	Backlit Frontlit (with restrictions) Goosenecks	18'	36"	24"	30"

*\*Restrictions include: Front-lit signs are allowed only when all three requirements are met: (1) Office use only; (2) Buildings that are 40' or taller; and (3) Signs mounted at 35' above grade or higher.*

**Double-Post Ground Signs**

Sign District	Illumination	Max Area	Max Structure Area	Max Structure Height	Max Structure Length
Downtown	Single tenant Backlit Goosenecks	24 sq.ft.	66 sq.ft.	5.5'	12'
	Multi-tenant Frontlit Backlit Goosenecks				
Corridor Commercial	Frontlit Backlit Goosenecks	30 sq.ft.	72 sq.ft.	6'	12'

**Monument Ground Signs**

Sign District	Illumination	Design	Max Area	Max Structure Height	Max Structure Length
Downtown (single-tenant)	Backlit Goosenecks	- Base - Main area - Cap	54 sq. ft.	6'	9'
Downtown (multi-tenant)	Frontlit Backlit Goosenecks	- Base - Main area - Cap	67.5 sq. ft.	7.5'	9'
Corridor Commercial (single-tenant)	Frontlit Backlit Goosenecks	N/A	60 sq.ft.	6'	10'
Corridor Commercial (multi-tenant)	Frontlit Backlit Goosenecks	N/A	75 sq.ft.	7.5'	10'

- Eliminated all references to the Downtown and Corridor Commercial Sign Districts and proposed the same requirements for the Commercial Sign District as the current Corridor Commercial Sign District with removal of the current front-lit/channel restriction for wall signs. For the sake of clarifying and following the widely accepted sign industry illumination terminology, the term “front-lit” will be replaced with “channel” and “backlit/halo” will be replaced with “reverse channel.”
- Clarified that only letters and logos be illuminated; a sign band may not be illuminated. This would be consistent with current Village signage approvals.
- Eliminated the current restriction which states any side wall or rear wall sign adjacent to a residential district may not to be illuminated. The current prohibition is in conflict with a recent text amendment that allows any sign outside 120’ of a residential dwelling to be illuminated but be turned off no later than 1 a.m. or when the business closes to the public, whichever is earlier and may be turned back on at 6 a.m. or when the business reopens to the public (gas stations and other 24-hour businesses are currently exempt from the turn-off requirement). The maximum 0.5 foot candle light intensity at the property line will still apply.

Chapter 12 (Exempt Signs)

- Eliminated all references to the Downtown and Corridor Commercial Sign Districts, replacing them with “Commercial Sign District”.

Chapter 13 (Temporary Signs)

- Replaced the current “Downtown” and “Corridor Commercial” sign district names with the proposed “Commercial” sign district name. The two districts currently have identical requirements for banner and non-banner temporary sign types, which will be carried into the combined Commercial Sign District.

**Motion:**

Having conducted and concluded a Public Hearing on April 23, 2019, the Architectural Review Board moves to approve and recommend amendments to Title 12 of the Lincolnshire Village Code regarding a merger of the Downtown and Corridor Commercial Sign District into a new Commercial Sign District, revising wall and ground sign illumination requirements in the Commercial Corridor Sign District as well as revising ground sign approval requirements in all sign districts, as presented in the redlined draft prepared by staff and the Village Attorney.

*{and further subject to...}*

**Reports and Documents Attached:**

- Document 1: Draft ordinance and redlined text for Chapters 4,6,8,9,12 and 13, prepared by staff and the Village Attorney.
- Document 2: February 19, 2019 ARB meeting minutes.

<b>Meeting History</b>	
Committee of the Whole	November 12, 2018
Architectural Review Board Workshop (initial)	December 18, 2018
Architectural Review Board Workshop (continued)	February 19, 2019
Architectural Review Board Public Hearing (current)	April 23, 2019

**VILLAGE OF LINCOLNSHIRE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 12 (SIGNS)  
OF THE VILLAGE OF LINCOLNSHIRE MUNICIPAL CODE**

**WHEREAS**, the Village of Lincolnshire, an Illinois home rule municipal corporation, has the authority to adopt ordinances and promulgate rules and regulations that pertain to its government and affairs, including the coordination and operation of various activities and structures within its boundaries, and to protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, the Village has express statutory authority to establish and enforce standards for the review of the design of buildings and structures, including signs, 65 ILCS 5/11-13-1(12); and

**WHEREAS**, the Village Board finds it necessary for the promotion and preservation of the public health, safety and welfare of the Village that the design, erection, construction, location and maintenance of all signs be regulated and controlled;

**WHEREAS**, the Village has an important and substantial interest in ensuring the signs erected and displayed in the community are constructed well and maintained in good order to ensure the signs do not deteriorate and consequently have a negative impact on aesthetics and property values; and

**WHEREAS**, Village Board finds that sign clutter makes the community less attractive for commerce and private investment, and dilutes and obscures messages being displayed in the village's non-residential sign districts by creating visual confusion and aesthetic blight; and

**WHEREAS**, the Village Board desires to revise the regulation of signs by combining the Downtown Sign District with the Corridor Commercial Sign District and making corresponding changes throughout the Sign Code; and

**WHEREAS**, the Village Board further desires to make certain changes to the regulations governing the illumination of signs and the application process for ground sign permits;

**WHEREAS**, the Village Board referred to the Architectural Review Board (“ARB”) a petition to research, consider and prepare proposed text amendments to the Sign Code; and

**WHEREAS**, following due publication of notice in the April 6, 2019 Daily Herald, a public hearing concerning the proposed amendments to the sign districts, the regulation of sign illumination and the application process for ground sign permits in the Sign Code of the Village was convened by the ARB on April 23, 2019; and

**WHEREAS**, following deliberation and consideration on the evidence and testimony elicited during the public hearings and the recommendation of the ARB, the Village Board desires for the Sign Code to be amended as proposed by Staff; and

**WHEREAS**, the Village hereby finds that it is in the best interest of the Village and the public to amend its Sign Code to promote the highest and best use of the land in the Village and to achieve various other goals promoting the economic health and welfare of the Village.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village Of Lincolnshire, Lake County, Illinois, in exercise of its home rule powers, as follows:

SECTION ONE: The findings contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance as though fully set forth herein. The findings of the Architectural Review Board of the Village of Lincolnshire, Lake County, Illinois, are herein incorporated by reference as the findings of this Board to the same effect as if fully recited herein at length. All references in the ARB’s findings are made the references of the Mayor and Board of Trustees of the Village of Lincolnshire.

SECTION TWO: Title 12, Chapters 4, 6, 8, 9, 12 and 13 are hereby amended in the manner described in Group Exhibit A, attached hereto and incorporated as though fully recited herein. The changes are shown as additions described with underlines and deletions described with strikeouts.

SECTION THREE: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, either facially or as applied, such portion shall be deemed a

separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof or any other application under which such provision is deemed permitted.

SECTION FOUR: All prior Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this \_\_\_\_\_ Day of \_\_\_\_\_, 2019, at  
Lincolnshire, Lake County, Illinois.

AYES:

NAYS:

ABSENT:

APPROVED:

\_\_\_\_\_  
Elizabeth J. Brandt, Mayor

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Barbara Mastandrea, Village Clerk

**GROUP EXHIBIT A**

TITLE 12

CHAPTER 4  
CHAPTER 6  
CHAPTER 8  
CHAPTER 9  
CHAPTER 12  
CHAPTER 13

***[SEE ATTACHED]***

## CHAPTER 4

### SIGN PERMIT

#### SECTION:

#### 12-4-1 SIGN PERMIT

##### A. Applicability

No sign, except those identified as exempt, shall be erected, constructed, altered or relocated without first obtaining a sign permit from the Department of Community and Economic Development.

##### B. Authority and Execution

The Department of Community and Economic Development shall be responsible for determining compliance with this Title.

##### C. Permit Application

An application for a sign permit shall be made upon forms provided by the Department of Community and Economic Development, signed by the applicant, and contain or have attached thereto the following information:

1. Name of person, firm, corporation or association constructing and erecting the sign.
2. Location of building, structure or lot to which or upon which sign is to be attached or erected.
3. Name, address, and telephone number of the applicant, and the name of a responsible party in the case of corporate applications.
4. Written consent of the owner of the building structure or land on which the sign is to be erected.
5. Site plan showing location of the sign upon the lot and copy of the sign.
6. Elevation of proposed sign showing size of sign and height of top of sign above grade.
7. Four (4) sets of plans and specifications showing the method of construction, location, support, attachment to the buildings or grounds, illumination and the lighting intensity. If not included therein, four (4) sketches showing the sign faces, exposed surfaces and proposed message, all accurately represented in scale as to size, proportion and color. If the sign is to be attached to a building, a drawing shall be submitted showing the sign on the facade of the building.
8. A Landscape Plan which meets the requirements of subsection 12-8-1-E of the Sign Ordinance.
9. If required by the Department of Community and Economic Development, a copy of stress sheets and calculations showing that the structure is designed for deadload and

wind pressure in any direction, in the amount required by this and all other laws and ordinances of the Village.

10. Any electrical permit required for this sign.

11. Such other information that the Department of Community and Economic Development shall require to show full compliance with this and all other ordinances of the Village.

#### **D. Permit Issuance**

1. Upon the filing of an application for a sign permit for erection, alteration or relocation of a sign, the Department of Community and Economic Development shall determine whether the application is complete. If the application is not complete, the Department of Community and Economic Development shall promptly notify the applicant of any deficiencies, and shall not process the application until the deficiencies are remedied.

2. The Department of Community and Economic Development shall examine the plans and specifications, and the premises upon which the proposed sign is to be erected to ensure compliance with the requirements of this Title and all other applicable ordinances of the Village.

3. The Department of Community and Economic Development shall issue the sign permit if the sign complies with the requirements of this Title and all other ordinances of the Village, and involves any sign other than new ground sign applications or applications for structural ground sign changes—new wall sign installation or changes to existing wall or ground sign faces only without altering the sign structure.

43. New ground sign applications or applications for structural ground sign changes shall be reviewed and approved by the Architectural Review Board prior to sign permit issuance by the Department of Community and Economic Development. The Architectural Review Board's determination for code-compliant signs is final. Sign applications requiring variations shall receive final approval by the Village Board. Applications for changes to existing sign faces and sign replacements shall be reviewed by the Department of Community and Economic Development.

#### **E. Approval of Electrified Signs**

The application for an electrical permit for the erection of an Electrical Sign shall be submitted to the Department of Community and Economic Development, who shall forward the specifications regarding all wiring and connections to the Village's Building Official. The Building Official shall examine the plans and specifications to determine compliance with the Electrical Code of the Village as a condition of granting the sign permit.

#### **F. Permit to Alter Sign**

Whenever a holder of a permit desires to enlarge or alter the Sign Area or Sign Face, he shall be required to submit an application for a new permit and pay the full fee. There shall be no refund or credit for fees previously paid, the existing permit will be canceled, and a new permit issued. However, the repairing, changing of parts, and preventive maintenance of a sign shall not be deemed to be alterations.

#### **G. Inspection**

The Village's Building Official may inspect, at such times as deemed appropriate, each sign regulated by this Title. The purpose of the inspection is to ascertain whether the structure is

secure or not secure, in need of repair or removal, or in conformance with the permit and the provisions of this Title and Title 5, Chapter 4 of the Village Code, Building Codes.

#### **H. Sign Permit Void**

If there is no activity of the work authorized under a sign permit within six (6) months after the date of issuance, the permit becomes null and void. The building official is authorized to grant one (1) or more extensions of time for additional periods not six (6) months each. The extension shall be requested in writing and justifiable cause demonstrated.

#### **I. Revocation of Permit**

All rights and privileges acquired under the provisions of this section are licenses revocable at any time by the Village Manager if he/she finds noncompliance with this Title which is not corrected within twenty (20) days after written notice by the Department of Community and Economic Development to the permittee, with a copy to the Village Manager. Upon the termination or revocation of the sign permit, the licensee shall remove the sign within five (5) days without cost or expense to the Village. In the event of the failure, neglect or refusal on the part of the licensee to do so, the sign shall be considered a nuisance and the Village may proceed to remove the same and charge the expense to the licensee.

#### **J. Sign Permit Fees**

The fee to be charged for any permit issued for the erection or alteration of a sign shall be as prescribed in the Comprehensive Fee Schedule as set forth in Chapter 15 of Title 1 of this Code. Any not-for-profit organization may file an application with the Village for a waiver of fees imposed by the Village as per section 5-3-2(A) of the Village Building Code.

#### **K. Penalties**

1. Any person violating any of the provisions of this Title shall be fined not less than twenty five dollars (\$25.00) nor more than seven hundred fifty dollars (\$750.00) for each offense. A separate offense shall be deemed committed each day during or on which a violation continues or occurs.
2. If a person installs, permits to be installed, or begins to install, any sign without first securing a permit as required by this Title such installation shall cease until a sign permit is issued. In addition, the fee for such a building permit shall be twice the sign permit fee provided for by this Title.

## CHAPTER 6

### ESTABLISHMENT OF SIGN DISTRICTS

#### SECTION:

#### 12-6-1 ESTABLISHMENT OF SIGN DISTRICTS

##### A. Purpose

The establishment of the following sign districts is based upon the dominant uses found in each district to ensure that signage is consistent with the unique development character maintained in each district. Regardless of sign district, signage in the Village shall be of the highest aesthetic standards and promote the Village as a unique destination with clear and specific requirements.

##### B. Sign Districts

###### 1. ~~Downtown Sign District~~

~~The purpose of the Downtown Sign District is to ensure that signs within the downtown are compatible with the character and image of the downtown, and provide businesses with a number of alternatives for advertising to pedestrian and automotive patrons.~~

~~In the interest of creating and maintaining an identity and character for the District, for each property or planned unit development located within the Downtown Sign District, three (3) of the five (5) types of building Identification Signs shall be selected for all of the buildings in the development: ground signs, wall signs, window signs, blade signs, awning or canopy signs. In addition, directional signs are permitted in the Downtown Sign District for each property or planned unit development.~~

###### 2. ~~Corridor Commercial Sign District~~

The purpose of the ~~Corridor~~ Commercial Sign District is to ensure that signs located ~~within the downtown area and~~ along major arterials provide an effective means of advertising, as well as presenting a positive and coordinated appearance of the Village along the roadway. Signs within the ~~corridor e~~Commercial Sign District ~~areas~~ are primarily oriented toward the automobile.

In the interest of creating and maintaining an identity and character for the District, for each property or planned unit development located within the ~~Corridor~~ Commercial Sign District, three (3) of the five (5) types of building Identification Signs shall be selected for all of the buildings in the development: ground signs, wall signs, window signs, blade signs, awning or canopy signs. In addition, directional signs are permitted in the ~~Corridor~~ Commercial Sign District for each property or planned unit development.

In addition to the properties entirely located within the Commercial Sign District, those properties with frontage along Milwaukee Avenue (bounded by Half Day Road and Aptakistic Road), with facades oriented towards and directly visible from Milwaukee Avenue, are permitted signage pursuant to the Commercial Sign District.

### **3. Office/Industrial Sign District**

The purpose of the Office/Industrial Sign District is to ensure that signs located within the Village's Office/Industrial Districts provide an effective means of identifying the location and services of the businesses in the District, as well as presenting a positive and coordinated appearance of the Village along the roadway. Signs within the Office/Industrial areas are primarily oriented toward the automobile.

In the interest of creating and maintaining an identity and character for the District, for each property or planned unit development located within the Office/Industrial Sign District, two (2) of the following types of building Identification Signs shall be selected for all of the buildings: ground signs, or wall signs. In addition, directional signs are permitted in the Office/Industrial Sign District for each property or planned unit development.

In addition to the properties entirely located within the Office/Industrial Sign District, those properties with frontage along Milwaukee Avenue (bounded by Half Day Road and Aptakisic Road), with facades oriented towards and directly visible from Milwaukee Avenue, are permitted signage pursuant to the Office/Industrial Sign District.

### **4. Residential Sign District**

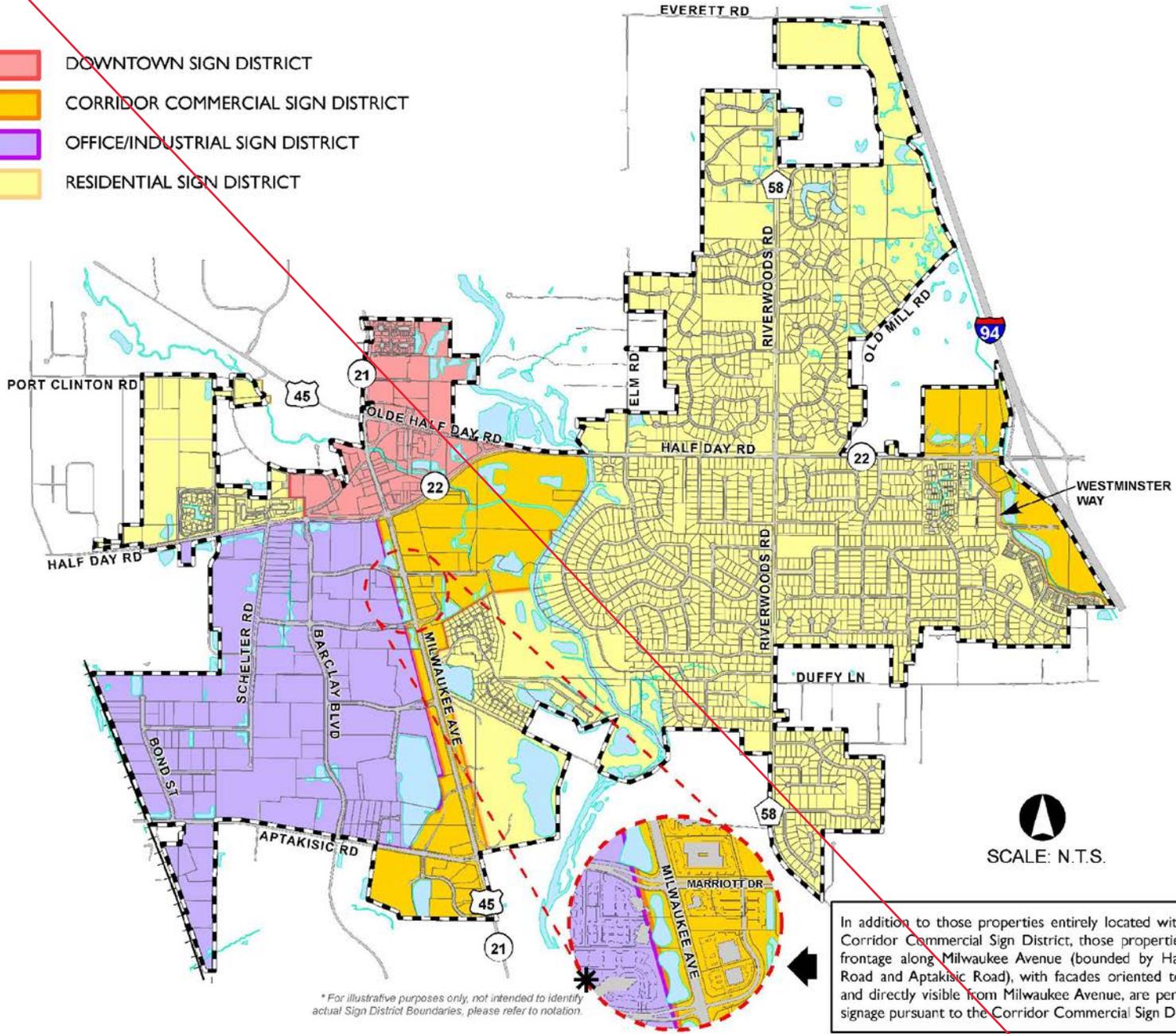
The purpose of the Residential Sign District is to ensure proper regulation of signs common to residential areas for both permitted non-residential uses that need to identify their location, and the variety of temporary and non-commercial signs residents may desire, provided they are not displayed in a manner that is contrary to the predominant residential character of the district.

In the interest of creating and maintaining an identity and character for the District, for each non-residential property or planned unit development located within the Residential Sign District, one (1) of following types of building Identification Signs shall be selected for all of the buildings in the development: ground sign, or wall sign. In addition, directional signs are permitted in the Residential Sign District for each non-residential property or planned unit development.

### **C. Sign District Location**

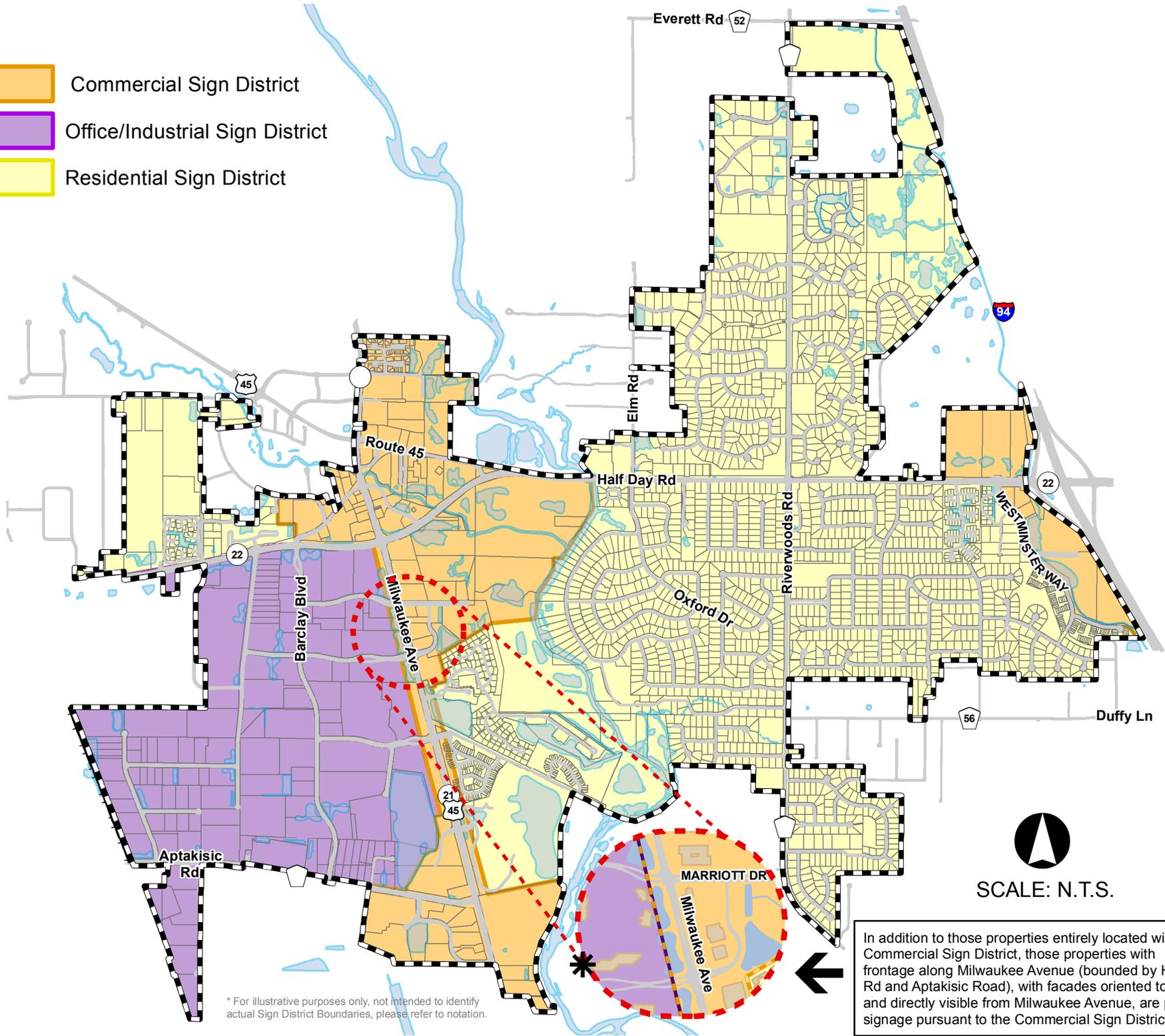
The locations of the Village of Lincolnshire's Sign Districts are indicated on the following page. Upon being annexed, the Zoning Administrator shall have the authority to assign properties not depicted on the Sign District map described in this Title to the appropriate Sign District based on the applicable zoning and the Sign District(s) to which the property is contiguous.

- DOWNTOWN SIGN DISTRICT
- CORRIDOR COMMERCIAL SIGN DISTRICT
- OFFICE/INDUSTRIAL SIGN DISTRICT
- RESIDENTIAL SIGN DISTRICT



SCALE: N.T.S.

-  Commercial Sign District
-  Office/Industrial Sign District
-  Residential Sign District



\* For illustrative purposes only, not intended to identify actual Sign District Boundaries, please refer to notation.

  
SCALE: N.T.S.

In addition to those properties entirely located within the Commercial Sign District, those properties with frontage along Milwaukee Avenue (bounded by Half Day Rd and Aptakisc Road), with facades oriented towards and directly visible from Milwaukee Avenue, are permitted signage pursuant to the Commercial Sign District.

## CHAPTER 8

### SIGN CONSTRUCTION AND DESIGN: GENERAL STANDARDS

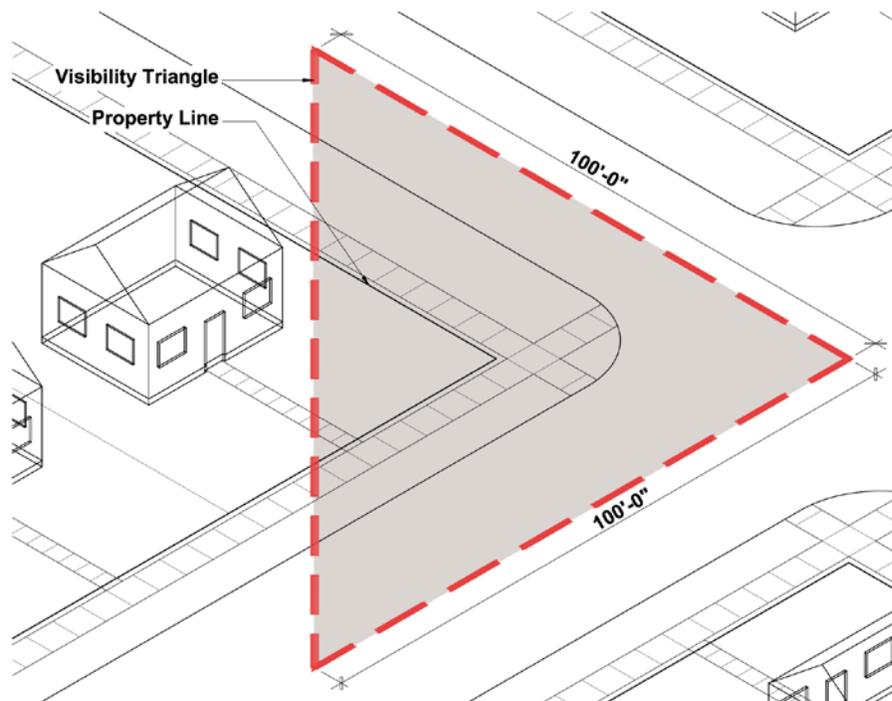
#### SECTION:

#### 12-8-1 SIGN CONSTRUCTION AND DESIGN: GENERAL STANDARDS

The following standards apply to all signs, unless specifically noted otherwise.

##### A. Location

1. Only signs placed by federal, state and/or local government may be erected upon public property, including but not limited to rights-of-way.
2. No sign mounted on the exterior of a building shall cover any windows, doors or any architectural building features.
3. All portions of letters/logo shall be a minimum of three (3) feet from the building edge of any face, roof line, ground line or floor/ceiling/roof/wall lines which separate individual tenant spaces.
4. On a corner lot, no freestanding sign over two (2) feet tall may be placed within the visibility triangle. The visibility triangle is an area with one (1) point at the intersection of the intersecting streets' centerlines, and the other two (2) points located on each street's centerline one-hundred (100) feet away from the intersection of said centerlines. The clear sight area is illustrated below.



*Illustration of vision triangle for 12-8-1-A-4*

## **B. Sign Structure and Installation**

Supports and braces shall be an integral part of the sign design. Angle irons, chains or wires used for supports or braces shall be hidden from public view to the extent technically feasible.

## **C. Wind Pressure and Direct Load**

All signs must be designed and constructed to receive dead loads and withstand a wind speed of no less than ninety (90) miles per hour.

## **D. Illumination**

Any sign illumination, including gooseneck reflectors must be designed, located, shielded and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, or to distract the operators of motor vehicle or pedestrians in the public right-of-way. In the case of internally illuminated signs, the sign face must function as a filter for any illumination.

1. Illuminated signs located within 120 feet of any dwelling and for which the sign face has a direct line of sight toward windows of such dwelling shall be turned off and not operated no later than one o'clock (1:00) A.M. or when the premises is no longer open to the public, whichever is earlier, and may be turned and operated no earlier than when the premises opens to the public or six o'clock (6:00) A.M., whichever is earlier. Notwithstanding anything herein to the contrary, for businesses which are open to the public 24 hours each day, illuminated signs are not required to be turned off any time the business remains open. For the purpose of this section D.1, the measurement shall be from the face of the sign to the nearest façade of the nearest dwelling. Except as provided in this paragraph, all other signs are not required to be turned off.
2. Lighting for signs shall be in harmony with the signs' and the project's design. If outside lighting is used, it should be arranged so the light source is shielded from view.
3. The maximum lighting shall be one-half (½) footcandle, as measured at the property line reflecting from a white background aimed at the face of the sign.
4. All illuminated signs shall be equipped with a safety shut-off switch.

## **E. Ground Sign Landscaping**

All Ground Signs must be landscaped at the base of the sign in accordance with the following:

1. For every one (1) square foot of gross sign area, there shall be provided a minimum of two (2) square feet of landscape area.
2. The sign landscape plan must be drawn to scale, and shall show the dimensions of the proposed landscape area. The sign landscape plan shall provide a species list which includes the common and scientific name, size, quantity, and period of flowering (annuals and perennials), for all proposed plant material.
3. The sign landscape plan will utilize a variety of plant types including, but not limited to; deciduous and evergreen shrubs, annual and perennial plants and grasses, and ground covers, to achieve both height variation and color interest throughout the four seasons.

Ground signs must be landscaped with small shrubs a minimum of eighteen (18) inches in height at planting. The remainder of the landscaped area must be planted with perennials or other groundcover.

4. To provide diversity, at least two (2) different types of plant material must be installed, excluding turf and annual flowers, provided that at least one plant type shall consist of evergreen shrubs or groundcovers. ~~If any portion of the required planting area is located less than fifteen (15) feet from the edge of the street, if~~ evergreen shrubs or groundcovers are not ~~required used at all~~, but at least three (3) different types of plant material must be installed, one of which may be annual flowers.

~~If any portion of the required planting area is located less than fifteen (15) feet from the edge of the street, that portion shall be exempt from the evergreen requirement and shall include a minimum of two (2) different types of plant material, one of which may be annual flowers.~~

5. In addition to the plantings described above, the sign landscape plan shall also include soil protection such as, but not limited to, ground cover plants or organic hardwood mulch. However, no more than twenty-five percent (25%) of the total landscape bed may be void of plants at any one time.
6. All landscaping must be maintained in good condition, and free and clear of rubbish and weeds.
7. Sign landscaping must conform to the requirements of this section within one (1) year after the effective date of this Code.

#### **F. Glass**

Any glass forming a part of any sign shall be safety glass with a minimum thickness of one-fourth (1/4) inch.

#### **G. Lettering**

All letters, figures, characters or representations, in cut-out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign must be safely and securely built or attached to the sign structure.

#### **H. Items of Information**

1. All signs must limit the number of items of information on any single sign face to no more than two (2) items to prevent traffic hazards for passing motorists and to minimize the cluttered appearance of signs.
2. Each descriptive or identifying word, set of words, icon, logo, symbol or image on a sign shall be defined as an "item of information". For example, but not in limitation thereof, each of the following would be one (1) item of information: (a) the name of the business, even if multiple words, or (b) the business logo. The street number address of the business is not counted as an item of information. A company catchphrase or motto may be included on a sign only if it is a part of the legal name of a business. Products, services, telephone number, or a website address shall not be permitted as part of the Copy on a permanent sign unless it is part of the legal

name of a business. The prohibition against displaying the names of products or services shall not apply to Awning/Canopy Signs. Temporary signs shall be exempt from any limitations on items of information.



*Illustration of number of items of information for 12-8-1-H-2*

3. Changeable message signs where the items of information are changed manually or electronically, only as expressly permitted by other sections of this Title, are counted as one (1) item of information.
4. All signs on a zoning lot must be related to the resident or business located on such zoning lot, with the exception of non-commercial or political signs.
5. Ground signs for commercial developments with multiple tenants that advertise the names of the tenants located within the development are limited to one (1) item of information per tenant. Ground signs for multi-tenant developments shall have a total limit of four (4) items of information. The name of the multi-tenant development shall not be included as an additional item of information.
6. Directory signs are exempt from the items of information limitation.

#### **I. Maintenance**

1. All signs shall be kept and maintained in a safe, neat and orderly condition and appearance.
2. The owner and/or lessee of each sign shall maintain such sign to prevent corrosion or deterioration caused by the weather, age or any other condition, and otherwise to keep the same in a safe, neat and orderly condition and appearance.

#### **J. Design Criteria**

The purpose of these design criteria is to establish a checklist of those items relative to signs that affect the aesthetics of Lincolnshire's environment. Pertinent to signs is the design of the sign and its relation to buildings, structures, planting, street furniture and the distance to the nearest public street.

The following criteria are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Village, preserve property values and promote the public health, safety and welfare.

1. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
2. Sign materials, size, color, lettering, location and arrangement shall be an integral part of site and building design.
3. The colors and materials of every sign shall be restrained and harmonious.
4. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's principle message, and shall be composed in proportion to the area of the sign face. Text should be kept to permitted items of information.
5. Supports and braces shall be an integral part of the sign design. Angle irons, chains or wires used for supports or braces shall be hidden from public view to the extent technically feasible.

**K. Sign Face to be Smooth**

Any sign, other advertising structure, marquee, canopy or awning, as defined in this Title, which is within ten (10) feet of a street, shall have no nails, tacks, wires or other hazardous projections protruding therefrom.

**L. Copy Area Appearance**

The Copy on any sign must be legibly and professionally rendered on a suitable contrasting background, which enhances the visibility of the Copy and is consistent with the design criteria described herein.

## CHAPTER 9

### SIGN CONSTRUCTION AND DESIGN: SPECIFIC STANDARDS BY SIGN TYPE

#### SECTION:

#### 12-9-1 SIGN CONSTRUCTION AND DESIGN: SPECIFIC STANDARDS BY SIGN TYPE

The following signs are the only types of permanent signs permitted in the Village.

##### A. Ground Signs

Ground signs are permitted subject to the following:

1. Ground signs are permitted only in the districts listed in Tables 1 and 2, subject to the regulations of Tables 1 and 2 and this Title.
2. One (1) ground sign is permitted per street frontage of a zoning lot with a maximum of two (2) sign faces, except that any lot or parcel with a frontage of eight hundred (800) feet or more may have two (2) ground signs located not less than four hundred (400) feet apart. If a zoning lot has frontage on more than one (1) street then said lot will be allowed one (1) ground sign per frontage, provided there is sufficient frontage to place the two (2) signs no closer than one hundred (100) feet apart.
3. In addition to a ground sign, drive-through establishments are permitted one (1) menu board sign, whether constructed as a ground sign or double post sign, no more than forty (40) square feet in sign area, no more than six (6) feet in height and no less than twenty (20) feet from any lot line.
4. Ground signs must be setback a minimum distance from the edge of the street, as shown in Table 1: Ground Signs – Monument and Table 2: Ground Signs – Double Post. All signs must be located entirely on private property. No part of any ground sign may be located within or over a street.
5. All ground signs shall be approved by the Department of Community and Economic Development as being in compliance with Title 5, Chapter 4 of the Village Code and shall be constructed of incombustible or approved combustible materials as defined in Section 12-3-1 Definitions.
6. Ground signs may be illuminated by backlit/reverse channel or channel lighting or by external lighting fixtures such as goosenecks and flood lights, with lighting color restricted to shades of white. Internally illuminated ground signs shall be designed so light is filtered through the face of individually cut letter sets. ~~Within the Downtown Sign District, internal illumination shall be limited to multi-tenant ground signs only.~~
7. The sign structure and sign face of ground signs shall exhibit good scale and proportion; and shall be an integral part of the site and building design by sharing architectural features with the principal structure, including one or more building materials, colors, or design elements.
8. The sign material of ground signs shall consist of materials such as wood, stone, brick, copper, bronze, steel, brushed aluminum, iron, concrete, or similar. Synthetic plaster

shall be permitted if it is used as a primary exterior material on the approved principal structure.

9. Letters and logo(s) are limited to no more than two (2) colors and must be individually carved, etched, or raised and may consist of plastic, wood, or metal letters, with a non-reflective surface, on a contrasting background. Multiple colors used on a logo or mark registered with the United States Patent and Trademark Office are permitted. Consistency must be provided between ground sign lettering and the accompanying wall signs on the building.

~~All ground signs in the Downtown District must be constructed of natural materials, such as wood, stone or masonry, including composite materials that give the impression of such materials.~~

~~All monument ground signs in the Downtown District shall be composed of three (3) parts: base, sign area and cap.~~

10. Ground signs for multi-tenant buildings shall exhibit the same design characteristics; including materials, color, fonts, lighting, tenant panels, etc, and shall be consistent in design where there are multiple ground signs on a single property. Ground signs for multi-tenant buildings are limited to four (4) tenants per sign face and a development name. The development name must be larger than the name of individual tenants. In addition, the development name may be distinguished from the individual tenants by font, color or material.

11. The Copy Area shall be a minimum of 2 inches (2") from the perimeter of each Sign Face and shall not exceed a maximum of seventy percent (70%) of the Sign Area.

TABLE 1 GROUND SIGNS - MONUMENT				
SIGN DISTRICT	Maximum Sign Area	Maximum Height of Monument	Maximum Length of Monument	Minimum Setback
<del>Downtown Sign District - Single Tenant</del>	<del>54 sq. ft.</del>	<del>6 ft.</del>	<del>9 ft.</del>	<del>15 ft.</del>
<del>Downtown Sign District - Multi-Tenant</del>	<del>67.5 sq. ft.</del>	<del>7.5 ft.</del>	<del>9 ft.</del>	<del>15 ft.</del>
<del>Corridor Commercial Sign District - Single Tenant</del>	60 sq. ft.	6 ft.	10 ft.	15 ft.
<del>Corridor Commercial Sign District - Multi Tenant</del>	75 sq. ft.	7.5 ft.	10 ft.	15 ft.
Office/Industrial Sign District	72 sq. ft.	6 ft.	12 ft.	15 ft.
Residential Sign District	30 sq. ft.	5 ft.	6 ft.	15 ft.

TABLE 2 GROUND SIGNS – DOUBLE POST					
SIGN DISTRICT	Maximum Sign Area	Maximum Structure Area	Maximum Structure Height	Maximum Structure Length	Minimum Setback
<del>Downtown Sign District</del>	<del>24 sq. ft.</del>	<del>66 sq. ft.</del>	<del>5.5 ft.</del>	<del>12 ft.</del>	<del>15 ft.</del>
<del>Corridor</del> Commercial Sign District	30 sq. ft.	72 sq. ft.	6 ft.	12 ft.	15 ft.
Office/Industrial Sign District	30 sq. ft.	72 sq. ft.	6 ft.	12 ft.	15 ft.
Residential Sign District	20 sq. ft.	44 sq. ft.	5.5 ft.	8 ft.	15 ft.

## B. Wall Signs

Permanent wall signs are permitted in the ~~Downtown Sign District, the Corridor~~ Commercial Sign District, the Office/Industrial Sign District and for non-residential uses in the Residential Sign District, subject to the following standards.

1. Wall signs are permitted only in districts listed in Table 3, subject to the regulations of Table 3 and this Title. The maximum Sign Area of a wall sign shall be ten percent (10%) of the area of the wall to which it is attached, including doors and windows, or the maximum wall sign area listed in Table 3, whichever is less.
2. Wall signs are permitted for each building wall that faces a public street or parking lot, with no more than one (1) wall sign permitted on any wall, unless permitted by Section 12-9-1(B)(11) and Section 12-9-1(B)(13). Where there is a secondary customer entrance, an additional wall sign is permitted but shall be limited to no more than sixteen (16) square feet and shall only indicate the name of the business and the words “entrance,” “enter” or similar term.
3. The total area of a side wall sign or signs shall not exceed five percent (5%) of the area of the side façade of the principal building, including doors and windows, or twenty-five (25) square feet, whichever is less. Any side wall sign must be located facing a side yard of twelve (12) feet or more in width on the same lot.
4. Wall signs must be safely and securely attached to the building wall. Wall signs must be affixed flat against the building wall and must not project more than six (6) inches from the building wall. Illuminated wall signs shall not be permitted to extend more than twelve (12) inches beyond the sign face or sign structure.
5. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall to which it is attached. On buildings existing on the effective date of this Title, July 1, 2009, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign.
6. Wall signs shall not cover windows, doors or architectural features.
7. For buildings in commercial use, wall signs should be located on the sign frieze, or the portion of the building immediately above the first floor windows and below the second floor window sills in the case of a two-story building. For buildings in office use that are larger than two-stories, wall signs may be located on the top floor of the building no more

than five (5) feet above the windows on the top floor and no portion of such wall sign shall extend above the roof line.

8. Wall signs may be constructed of wood, metal or plastic.
9. ~~Internally illuminated~~ Wall signs may have either channel lit letters or shall only consist of reverse channel lit letters ~~backlit/halo illumination and be designed~~. Sign bands shall not be illuminated ~~so light does not filter through the face of individually cut letter sets~~. In the ~~Corridor Commercial and Office/Industrial Sign Districts~~, ~~internal channel lit letters illumination where light is filtered through the face of individual letter sets~~ is permitted under the following conditions: a) the majority of gross floor area must be devoted to office use; b) the wall sign shall only identify the office occupant; c) the building height must be a minimum of forty (40) feet; and d) the wall sign shall be mounted a minimum of thirty-five (35) feet above grade. Gooseneck reflectors are permitted on all wall signs provided the reflectors concentrate the illumination upon the sign face only.
10. ~~In no case shall any side wall or rear wall sign be permitted to contain any form of illumination if said wall is adjacent to a residential district.~~
11. On multi-tenant commercial buildings, all wall signs must be located at a generally uniform height on the building wall in similar proportion to one another. Wall signs identifying individual tenant spaces in multi-tenant structures shall be centered within each leaseable space unless otherwise approved by the Department of Community and Economic Development. Signs within a multi-tenant commercial development must be of a natural or white finish, however a logo or mark registered with the United States Patent and Trademark Office shall not be limited by color. Where a single principal building is devoted to two (2) or more business or commercial uses, the operator of each such use may install a wall sign. The maximum area of each such sign shall be determined by the proportionate share of the front façade, including doors and windows, of the principal building occupied by each such use and applying such proportion to the total sign area permitted for the front wall of the building.
12. On multi-tenant office buildings, one wall sign shall be permitted per building frontage, provided signs have a minimum separation from the common edge of each building frontage equal to ten feet (10') or one third (1/3) of the length of the respective frontage, whichever is lesser.
13. On multi-tenant industrial buildings, individual tenant wall signs shall be permitted only for those tenant spaces that have individual entrances facing a public street or a parking lot. Such signs must be located over or next to a corresponding entrance at a uniform height on the building wall in similar proportion to one another. Regardless of whether the first wall sign in any multi-tenant building is installed over the entry or next to the entry, that same placement type shall be required for any additional signs in the same building. The maximum area of each such sign shall be determined by the proportionate share of the front façade, including doors and windows of the principal building occupied by each tenant space and applying such proportion to the total sign area permitted for the front wall of the building. Any two adjoining wall signs placed next to entrances shall be located no closer than 1 foot (1') from each other. Any two adjoining wall signs placed above entrances shall be located no closer than 5 feet (5') from each other.
14. Within a single-tenant commercial development, signs utilizing carved, etched, or raised letters are not limited by color. Metal letters and logos shall have a non-reflective metal surface.

15. Wall signs shall be attached to a building façade at a height of not less than eight (8) feet above any sidewalk, and may not extend over said thoroughfare and/or sidewalk.
16. Consistency must be provided between ground sign lettering **design** for individual tenants and the corresponding lettering of wall signs on the façade of the building.

TABLE 3 WALL SIGNS					
SIGN DISTRICT	Maximum Sign Area	Maximum Sign Length	Maximum Height of Sign Face	Maximum Height of Letters	Maximum Height of Logo
<del>Downtown Sign District</del>	<del>10% of the area of the wall to which the sign is attached</del>	<del>15 ft.</del>	<del>2 ft.</del>	<del>18 in.</del>	<del>24 in.</del>
<del>Corridor Commercial Sign District</del>	10% of the area of the wall to which the sign is attached	18 ft.	3 ft.	24 in.	30 in.
Office/Industrial Sign District	10% of the area of the wall to which the sign is attached	20 ft.	3 ft.	24 in.	30 in.
Residential Sign District - Non-residential Use	10% of the area of the wall to which the sign is attached, or 24 sq. ft., whichever is less	8 ft.	2 ft.	12 in.	18 in.

### C. Awnings and Canopies

Awnings and canopies that are considered an architectural feature of a building not used for advertising are not considered a sign. Awnings and canopies containing an advertising message shall be considered a sign, subject to review by the Architectural Review Board and are subject to the following regulations:

1. Awnings and canopies are permitted signs in any non-residential sign district.
2. All awnings or canopies must maintain a minimum eight (8) foot clearance from grade. Awnings and supports for canopies must not extend past a setback two (2) feet from the curb line, or if there is no curb line the property line.
3. An advertising message on any individual awning or canopy is limited to twenty-five percent (25%) of the surface of the vertical face of the awning or canopy on which it is placed. The advertising may contain one (1) of the following items of information per awning or canopy: the legal business name, logo, or a business product or service; all of a consistent color and font size. No more than four (4) awning or canopy signs are permitted on each frontage described in Paragraph 4 below.
4. Awning and canopy signs shall be permitted for each facade of a building or tenant space that has been designed to include a customer entrance, display or decorative window, or for which the architectural design treatment and details are the same as those used in the primary facade of the building, subject to review by the Architectural Review Board.
5. Awning or canopy signs shall be centered on the awning or canopy to which they are affixed and located parallel to the building facade upon which the awning or canopy is attached.

6. Awnings and canopies shall be constructed out of incombustible, non-reflective material. Back-lit awnings and canopies are prohibited.



*Examples of awnings that meet the standards of 12-9-1-C*

7. Awnings and canopies must be securely attached to and supported by a building. All frames and supports must be made of metal or other similar rigid material and meet the requirements of Title 5, Chapter 4.
8. All awnings or canopies shall comply with the following design standards:
- a. Awnings and canopies shall be compatible in material and construction to the style and character of the building. The color of the awning or canopy shall be compatible with the overall color scheme of the façade.
  - b. Awnings and canopies shall be generally aligned with others nearby in order to maintain a sense of visual continuity.
  - c. Awnings and canopies shall be tailored to the façade of the building and positioned so that distinctive architectural features remain visible.
  - d. All awning and canopy signs located on an individual building shall be of a similar size with no more than one (1) line of horizontal sign copy permitted per awning or canopy sign. However, if the awning or canopy sign message is part of a business registered name displayed over two lines, two lines shall be permitted.
  - e. Awning or canopy signs will not be permitted on the sloped or curved face of an awning or canopy.
9. The following maximum dimensions are permitted for awning and canopy signs:
- a. Letter Height: Twelve (12) inches.
  - b. Logo Height: Eighteen (18) inches.
  - c. Sign Face Height: Eighteen (18) inches.
  - d. Sign Length: Ten (10) feet.
  - e. Sign Surface Area: Ten (10) square feet.

## **D. Blade Signs**

### **1. Location**

Blade signs shall be erected perpendicular to the structure to which they are attached. Signs erected at the corner of a building may be placed at a one-hundred-thirty-five (135°) degree angle to the facade of the building used for customer entrance. No portion of a blade sign shall be permitted to be less than ten (10) feet above the level of the walkway or predominant grade over which it extends.

### **2. Size**

Blade signs are permitted up to a maximum surface area of four (4) square feet for tenants in multi-tenant buildings and twenty (20) square feet for free-standing businesses.

### **3. Quantity**

One (1) blade sign shall be permitted for each public entrance into an individual tenant/business space. However, for tenant spaces or buildings with a corner building entrance orientation, one (1) blade sign shall be permitted per building frontage.

### **4. Sign Design and Materials**

- a. All blade signs located on an individual building shall be of a similar size and proportion.
- b. A blade sign shall not extend more than three (3) feet from the wall/ceiling to which it is attached.
- c. Blade signs shall be designed to relate to the architectural design of the building to which they are attached.
- d. Blade signs shall be constructed of wood, metal or similar materials, at the recommendation of the Architectural Review Board and approval by the Village Board.

## **E. Marquee Signs**

Marquee signs shall be restricted to a position over the main entrance into a building.

### **1. Location**

No marquee shall be erected in any residential district.

### **2. Construction Materials Required**

All marquees, including the anchors, bolts, supports, rods and braces thereof, shall be constructed of incombustible or approved combustible materials, shall be designed by a structural engineer and shall be approved by the Department of Community and Economic Development as being in compliance with the Village Building Code. If

appropriate, an electrical inspection shall be made to determine if the marquee is in compliance with all electrical provisions of this Code.

- a. Drainage: The roof of all marquees shall be properly guttered and connected by downspouts to a storm sewer or other drainage that is acceptable to the Department of Community and Economic Development so that the water therefrom will not flow onto public property.
- b. Roofs: The roofs of all marquees shall be used for no other purpose than to form and constitute a roof, and shall be constructed of incombustible materials.
- c. Erection, Bracing, Anchorage and Supports: Marquees shall be supported solely by the building to which they are attached, and no columns or posts shall be permitted as support therefore.
- d. Roof Live Load Requirements: The roof of any marquee shall be designed and constructed to support a live load of not less than forty (40) pounds per square foot.
- e. Anchorage to Wood Structure Prohibited: No marquee shall be erected on any building of wood frame construction.

### 3. Height above Sidewalk

No portion of a marquee shall be permitted to be less than ten (10) feet above the level of walkway over which it extends.

- a. Setback from Curb Line: No marquee shall be permitted to extend beyond the property line or over a street.
- b. Width: No marquee shall be wider than the entrance or entrances of the building, plus five (5) feet on each side thereof, unless approval is recommended from the Architectural Review Board and approved by the Village Board.

### 4. Signs Attached to Marquees

No temporary sign as defined elsewhere within this Title, shall be attached to, or hung from a marquee except changeable copy affixed or illuminated directly upon the vertical hanging fascias of the marquee. The Sign Face on any marquee shall be limited to fifty percent (50%) of the gross surface area of the vertical hanging fascias of the marquee.

## F. Vehicle Fueling Station Signs

For vehicle fueling stations, regardless of which sign district each is located in, all signs must comply with the regulations contained in Paragraphs A (Ground Signs) or B (Wall Signs) above. In addition, the following permanent signs shall be permitted:

1. Wall signs limited to those which identify the brand name or logo of the fueling station.
2. Additional signage may be integrated into ground signs for the purpose of indicating the price of gasoline only, subject to the following criteria:
  - a. Manual Changeable Copy Sign: The sign area of such signs shall not exceed twelve (12) square feet, in surface area.

**b. Electronic Message Sign:**

- i. Shall consist of L.E.D. panels that, at a minimum, utilize Multi-Segment L.E.D. Technology (MST) digit configuration displays.
- ii. Not more than two (2) gasoline products shall be displayed per sign face.
- iii. Digits shall not exceed twelve (12) inches in height and are limited to three (3) digit numerical displays, not including a 9/10<sup>th</sup> fractional digit or decimal point.



*Illustration of three digit numerical display for 12-9-1-F-2-biii,*

- iv. L.E.D. color shall be limited to one (1) color on black background and shall be the same color for each L.E.D. display used.
  - v. The maximum brightness permitted shall not exceed 3,250 nits during the day and 500 nits at night. Additionally, each L.E.D. panel shall include a circuit board equipped with light sensors per side to automatically adjust L.E.D. brightness based on ambient light level.
  - vi. Shall be turned off at the close of daily business operating hours, unless such vehicle fueling station operates 24 hours per day.
  - vii. All electronic images must remain static. No flashing, blinking, chasing, animations or other attention seeking effects shall be permitted.
3. One (1) sign over each pump stand not to exceed eighteen (18) inches in height with length governed by the length of the pump structure itself.

**G. Directional Signs**

Directional signs accessory to parking and driveway areas are permitted subject to the following regulations:

- 1. One (1) sign may be erected to designate each entrance to or exit from a parking or driveway area. One (1) additional directional sign is permitted for each intersection of drive aisles within a site, to identify traffic routing, entrances and services, such as drive-in lanes. Each such sign shall not exceed three (3) square feet in area. Directional signs may be double-faced signs and placed no higher than four (4) feet above grade.
- 2. Directional signs must identify use only by means of a logo, shape, or color with the exception of words such as ENTRANCE or EXIT. Directional signs may also identify walkways, parking lot entrances and exits, and features of a similar nature.

3. When more than one (1) directional sign is located on a single site or unified development, each Directional Sign shall maintain a consistent sign design.
4. Directional signs must be located entirely on the property to which they pertain and must be located so as not to interfere with the safe sight distances of vehicles traveling into, out of, or throughout the site.

## CHAPTER 12

### EXEMPT SIGNS

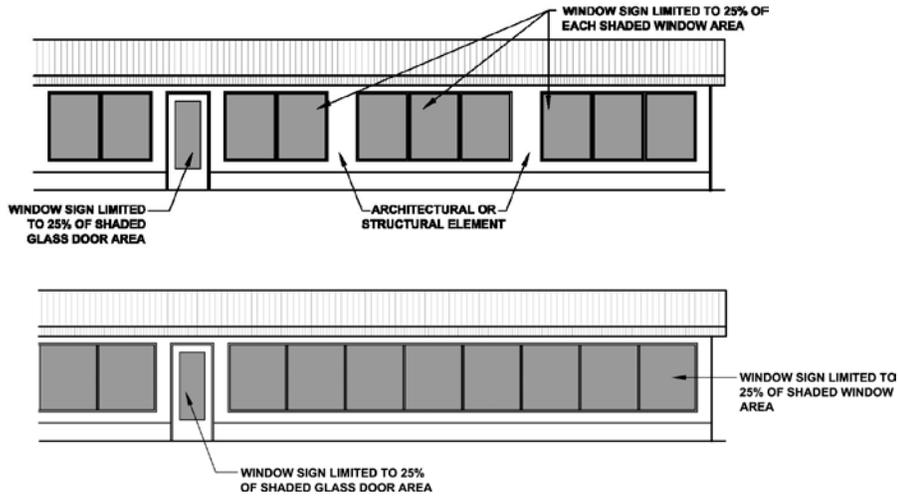
#### SECTION:

#### 12-12-1 EXEMPT SIGNS

The provisions and regulations of this Title shall not apply to the following signs; however, said signs shall be subject to the provisions of Section 12-10-1.

- A. Decorations and traditional lighting schemes displayed in connection with civic, patriotic or religious holidays.
- A. Directory signs no more than six (6) square feet in surface area.
- B. Institutional Bulletin Board. One (1) bulletin board sign with a Sign Area not more than twelve (12) square feet not to exceed a maximum height of six (6) feet for a place of worship, library, school or other public building, provided such sign shall be located on the same zoning lot as the principal building.
- C. Miscellaneous information signs. The following types of miscellaneous information signs shall be exempt from sign permit requirements:
  - 1. Matter appearing on newspaper vending boxes.
  - 2. Matter appearing on or adjacent to entry doors such as PUSH, PULL, OPEN and/or CLOSED.
  - 3. Matter appearing on display windows or doors denoting hours of operation, credit cards accepted, and similar information.
  - 4. Information pertaining to the operating instructions, name or logo of vending machines and automatic teller machines. Such signs shall not exceed thirty (30) percent of that portion of the machine upon which the sign is placed and shall appear on only one (1) of its faces.
- D. Official federal, state or local government traffic, directional and informational signs and notices issued by any court, person or officer in performance of a public duty or any other sign that is required to be posted by any government agency, including but not limited to signs described in the Manual on Uniform Traffic Control Devices, the Illinois Vehicle Code and the Illinois Highway Code.
- E. Plaques or tablets, denoting names of buildings and date of erection cut into any masonry surface.
- F. Political signs are permitted only on private property and require consent of the property owner. Signs may be double-sided and shall be limited to six (6) square feet in area per side and a maximum height of four (4) feet.
- G. Residential street and/or house signs not exceeding one and one-half (1½) square feet in area, which are limited to address information.

- H. On property owned or leased by the owner of one or more vehicles, one sign placed on the inside of only one of such owner's or lessee's vehicles shall be exempt from the regulations of this Chapter.
- I. Signs warning of construction, excavation or similar hazards so long as the hazard exists.
- J. Signs placed by utilities to show the location of underground facilities.
- K. The following alteration and maintenance operations are exempt from sign permit requirements:
  - 1. Changing of the advertising copy or message on an existing changeable copy sign or similar approved sign, whether illuminated or non-illuminated.
  - 2. Painting, repainting, cleaning, changing permitted items of information, or other normal maintenance and repair of a sign, not involving structural changes or changes in the electrical components of the sign.
  - 3. Subject to the sign owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is permitted without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within the Title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.
- L. Warning sign. Warning signs, such as "no trespassing," "beware of dog," "no solicitation", etc., each not more than one (1) square foot in size and not to exceed two (2) per zoning lot.
- M. Umbrella signs may display only the name and logo of the business operating on the premises where the umbrella signs are located. Umbrella signs shall be of a color and appearance that is harmonious with the color and appearance of the business to which they belong.
- N. Window signs for permanent display are permitted in the ~~Downtown and Corridor~~ Commercial Sign Districts, subject to the following standards.
  - 1. Window signs affixed to, on the inside of, or within the interior of a window shall occupy no more than twenty-five percent (25%) of the surface of each window area and be located at least six (6) inches from the edges of any individual window area. "Window area" is counted as a continuous surface comprised of one (1) or more window panes until divided by an architectural or structural element. Mullions are not considered an element that divides a window area. A "window pane" is each discrete piece of glass which is mounted in its own frame.



*Illustration of window sign area 12-12-1-O-1*

2. One (1) window sign shall be permitted for each facade of a building or tenant space that faces a street which includes a display or decorative window, or parking lot where there is a customer entrance or shared customer entrance for multi-tenant commercial development.
3. Permanent window signs shall be designed to read as individual letters, with the exception of logos, which may read as a single item. A company catchphrase or motto may be included on a window sign only if it is a part of the legal name of a business. Products, services, telephone number, or a website address shall not be permitted as part of the Copy on a window sign unless it is part of the legal name of a business. Individual letters and logos may be carved, etched or raised, and must be of a material that is compatible with the architectural style of the building. Logos may also be constructed of a hard synthetic material.
4. Permanent window signs are not limited by color, except for second floor window signs which shall be limited to white, black, silver, or gold and only one color shall be consistently used on the second floor windows per development.
5. No window sign shall be located above the second floor of a building or tenant space.
6. Window signs that are directly attached to the interior of a window surface shall have professionally designed lettering or decals. All other window signs shall have a flexible or hardened backing, of a minimum one-eighth (1/8) inch thickness. No sign shall be affixed directly to the exterior of a window surface, unless otherwise permitted by Section 12-12-1.

7. Any sign located within a building interior that is intended for viewing from the exterior of such a building is considered a window sign.
  8. No sign may be attached to, placed upon or printed on the exterior of a window or door of a building.
- P.** Window Wrap. Window Wrap is permitted for a full window dimension for windows looking into areas where the public is not invited or at blank walls.
- Q.** A-Frame Sign. A-Frame signs shall have a maximum height of three (3) feet and a maximum sign area of six (6) square feet per sign face and may be double-sided. Signs shall be located on the nearest sidewalk no further than ten (10) feet from a public entrance to the said business with in the ~~Downtown and Corridor~~ Commercial Sign Districts. The sign must maintain a 3' clearance on either side to maintain accessible pedestrian access. The signs shall be professionally fabricated, be constructed with wood or metal frames, and contain either a blackboard or poster inserts for the advertising message, The sign shall only be displayed during normal business hours and must be removed at the close of each business day. The sign shall not be displayed in conjunction with other temporary signs for the same business.
- R.** Carry-Out Sign. Parking lot signs designating specific parking spaces for patrons receiving carry-out or to-go orders from food establishments shall be displayed on a single rectangular panel not to exceed 18" in length and 12" in width and shall be no taller than 6 feet (6') in height. No more than 2 carry-out signs shall be allowed per food establishment occupying less than 5,000 square feet of building area and not more than 3 such signs shall be permitted per food establishment occupying 5,000 square feet of building area or more. Food service establishments which operate primarily on carry-out service shall be permitted up to 3 carry-out signs, subject to approval by the Zoning Administrator, based on the availability of long-term parking for patrons of other occupants of the retail center, if any.

# CHAPTER 13

## TEMPORARY SIGNS

### SECTION:

#### 12-13-1 TEMPORARY SIGNS

##### A. General Regulations for All Temporary Signs

1. Except as otherwise permitted herein, signs shall be located entirely on property owned or controlled by the owner of the sign and shall be placed a minimum of five (5) feet from the property line.
2. Off-premise temporary signs for owners or tenants in unified commercial/mixed-use developments granted a Planned Unit Development designation shall be permitted, regardless of property ownership, so long as the sign is located within the boundaries of the Planned Unit Development.
3. Up to twenty-four (24) off-premises institutional signs are permitted, provided they are no larger than four (4) square feet in area, no taller than three (3) feet, and are displayed for no longer than twelve (12) days each display period. The display of an off-premises institutional sign shall not result in the diminution of the annual display period otherwise permitted for temporary signs on a given property.
4. No temporary sign may be illuminated.
5. No exposed framing shall be visible on temporary signs. All temporary signs must remain in good condition during the display period. Throughout the display period, corrective action must be taken immediately should there be any problems with the appearance, condition or maintenance of the sign and/or support hardware. Signs in disrepair are subject to removal by the Village.
6. No temporary sign shall extend over or into any street, nor any sidewalk, or other public thoroughfare or right of way a distance greater than four (4) inches from the wall to which it is attached, and shall not be placed or project over any wall opening capable of ingress and egress. No temporary sign shall be erected so as to prevent free ingress to or egress from any door, window or fire escape, nor shall any such sign be attached to any standpipe.
7. Temporary signs shall not be attached to fences, trees, utility poles or permanent signs (except temporary signs may be attached to permanent signs when there is a change of ownership or occupancy).
8. Temporary signs shall not be placed in a position that will obstruct or impair vision or traffic or in any way or manner create a hazard or disturbance to the health and welfare of the general public.
9. Multiple temporary signs located on the same frontage and the same zoning parcel in the ~~Downtown and Corridor~~ Commercial Sign Districts must be separated by 50 feet.

10. All temporary signs shall be removed within five (5) business days following the earlier to occur between (a) the expiration of the applicable display limitation, or (b) the subject of the sign being complete, expired, terminated or abandoned.
11. Any violation of the conditions and restrictions of this section shall result in the loss of forty-five (45) days from the annual maximum duration for the display of a temporary sign. Such penalty shall roll over to the next calendar year if less than 45 days remain in the applicable limitation.

**B. Regulations by Sign District**

1. Temporary freestanding signs, other than banners, are permitted in compliance with the regulations of Tables 1 and 2 of this Section. For signs in the Residential Sign District, the regulations are divided between signs placed on private property in a yard which does or does not have frontage on an arterial road, including Riverwoods Road and Half Day Road (Illinois Route 22). For properties located in the Residential Sign District with frontage on an arterial road, temporary freestanding signs may be placed on either the front yard or corner side yard, but not both.

TABLE 1 TEMPORARY FREESTANDING NON-BANNER SIGNS			
SIGN DISTRICT	Area	Height	Duration
Residential (arterial)	16 sq. ft.	6 ft.	91 Days per display period; Minimum gap of 14 days
Residential (non-arterial)	2 sq. ft.	4 ft.	91 Days per display period; Minimum gap of 14 days
<del>Downtown</del>	<del>24 sq. ft.</del>	<del>6 ft.</del>	<del>120 days per year in total; Not more than 6 separate times; Minimum gap of 7 days</del>
<del>Corridor Commercial</del>	24 sq. ft.	6 ft.	120 days per year in total; Not more than 6 separate times; Minimum gap of 7 days
Office/Industrial	20 sq. ft.	6 ft.	91 days per year in total

TABLE 2 TEMPORARY FREESTANDING NON-BANNER SIGNS			
SIGN DISTRICT	Materials	# of Signs per Zoning Lot	Permit?
Residential (arterial)	Corrugated Plastic, Wood or Metal	1	No
Residential (non-arterial)	Corrugated Plastic, Wood or Metal	1	No
<del>Downtown</del>	<del>Vinyl, Balloons, Corrugated Plastic, Wood or Metal</del>	<del>2 per frontage</del>	<del>Yes</del>
<del>Corridor Commercial</del>	Vinyl, Balloons, Corrugated Plastic, Wood or Metal	2 per frontage	Yes
Office/Industrial	Vinyl, Balloons, Corrugated Plastic, Wood or Metal	1 per frontage	Yes

- Temporary signs affixed to the inside of windows are permitted, without a permit, in compliance with the regulations of Tables 3 and 4 of this Section.

TABLE 3 TEMPORARY WINDOW SIGNS			
SIGN DISTRICT	Area	Height	Duration
<del>Downtown</del>	<del>No greater than 25% of the window area<sup>a</sup></del>	<del>Limited to Only the First Floor</del>	<del>91 days per year in total; Not more than 6 separate times; Minimum gap of 14 days</del>
<del>Corridor Commercial</del>	No greater than 25% of the window area	Limited to Only the First Floor	91 days per year in total; Not more than 6 separate times; Minimum gap of 14 days

<sup>a</sup> "Window area" is defined as a continuous surface comprised of one (1) or more window panes until divided by an architectural or structural element. Mullions are not considered an element that divides a window area. A "window pane" is each discrete piece of glass which is mounted in its own frame.

TABLE 4 TEMPORARY WINDOW SIGNS			
SIGN DISTRICT	Placement	Materials	Copy Area
<del>Downtown</del>	<del>Interior</del>	<del>Plastic Decals, Corrugated Plastic, Wood or Metal</del>	<del>2" from the edge of any window pane</del>
<del>Corridor Commercial</del>	Interior	Plastic Decals, Corrugated Plastic, Wood or Metal	2" from the edge of any window pane

3. Temporary signs attached to Village-owned poles and parking lot light poles are permitted to be erected by the owner of such pole in compliance with the regulations of Tables 5 and 6 of this Section.

TABLE 5 TEMPORARY POLE SIGNS			
SIGN DISTRICT	Area	Height	Duration
<b>Downtown</b>	8 sq. ft.	The face of the sign may not exceed 15 feet nor be lower than 8 feet	91 days per year in total; Not more than 6 separate times; Minimum gap of 14 days
<b>Corridor Commercial</b>	8 sq. ft.	The face of the sign may not exceed 15 feet nor be lower than 8 feet	91 days per year in total; Not more than 6 separate times; Minimum gap of 14 days

TABLE 6 TEMPORARY POLE SIGNS			
SIGN DISTRICT	Materials	Copy Area	Permit?
<b>Downtown</b>	Plastic, Canvas	2" from the edge of any window pane	Yes
<b>Corridor Commercial</b>	Plastic Canvas	2" from the edge of any window pane	Yes

4. Temporary freestanding banner signs are permitted in compliance with the regulations of Tables 7 and 8 of this Section. Banners may not be affixed or attached to a wall.

TABLE 7 TEMPORARY FREESTANDING BANNER SIGNS			
SIGN DISTRICT	Area	Height	Duration
<b>Residential (arterial)</b>	16 sq. ft.	6 ft.	14 Days per display period; Minimum gap of 14 days
<b>Residential (non-arterial)</b>	2 sq. ft.	4 ft.	14 Days per display period; Minimum gap of 14 days
<b>Downtown</b>	24 sq. ft.	6 ft.	91 days per year in total; Not more than 14 days for each display period; Minimum gap of 14 days
<b>Corridor Commercial</b>	24 sq. ft.	6 ft.	91 days per year in total; Not more than 14 days for each display period; Minimum gap of 14 days
<b>Office/Industrial</b>	20 sq. ft.	6 ft.	91 days per year in total

TABLE 8 TEMPORARY FREESTANDING BANNER SIGNS			
SIGN DISTRICT	Materials	# of Signs per Zoning Lot	Permit?
Residential	Vinyl	1	Yes
<del>Downtown</del>	<del>Vinyl</del>	<del>1 per frontage</del>	<del>Yes</del>
<del>Corridor Commercial</del>	Vinyl	1 per frontage	Yes
Office/Industrial	Vinyl	1 per frontage	Yes

- The duration for the display period for temporary freestanding signs and temporary banner signs shall not be cumulative, but shall be measured concurrently.



**Edie Love** asked how they can get the Village to reconsider the size of the sign. **PDM Zozulya** said this would have to be discussed and the Village Board level and that she will notify all interested parties when this goes back to the Board.

**Chair Kennerley** closed the public hearing and reconvened the Architectural Review Board meeting.

**Member McCall** moved, seconded by **Member Baskin**, to approve and recommend amendments to Title 12 of the Lincolnshire Village Code regarding the permitted display period for temporary signs in the Residential Sign District, as presented in the draft Sign Ordinance prepared by the Village Attorney but striking the proposed language regarding sign removal and replacement after one year of display.

Roll Call Vote:

**Ayes:** Chair Kennerley, Members Baskin, McCall, and Santosuosso

**Nays:** None

**Chair Kennerley** noted the ARB recommendation will now move forward to the Committee of the Whole for discussion and consideration. The public can check the Village's website, under Meeting Agenda's and Minutes, for the meeting date at which this agenda item will be heard.

**3.3** Continued Workshop regarding Text Amendments to Title 12, Sign Control, of the Lincolnshire Village Code, to Consolidate and Revise Regulations in the Downtown and Corridor Commercial Sign Districts for Permanent Signs (Village of Lincolnshire)

**PDM Zozulya** provided background on the continued workshop and recapped previous direction from the ARB from the December 18, 2018 meeting to combine the Downtown and Corridor Commercial sign districts into one district and noted the following areas for staff to further research:

1. Apply current Corridor Commercial wall and ground sign dimensions.
2. Apply current Downtown District monument sign design requirements to include the following design items: base, sign area and cap.
3. Add flexibility in ground sign materials while complementing building architecture.
4. Consider more stringent ground sign landscape regulations.

**Member Baskin** reiterated his concerns about the design cap requirement as it may not be appropriate in all cases depending on the architecture of the building. **Member Santosuosso** suggested any sign not adhering to base, sign area, and cap requirements would need approval of the ARB. **PDM Zozulya** clarified new sign or structural alteration proposals, which do not require variations, are currently reviewed by staff. When a new PUD or development is proposed, the signage is reviewed by the ARB as part of an overall development package. **Member Baskin** recommended new ground signs and structural alterations to existing ground signs be reviewed by the ARB, while simple ground sign face

changes could be approved administratively. **Chair Kennerley** said this would result in more signs coming before the ARB. She had concerns the sign conversation could require design changes to an existing building. **Member Baskin** clarified it would not be his intent to require a change to the existing building design, but to take the proposed sign changes within the context of the building. There was consensus that ARB should make the final determination on brand new ground signs or ground sign structural alterations. The sign cap be considered as an option but not a code requirement.

In regards to landscape regulations, **Member Baskin** asked why evergreens are an exception when located within 15 feet of a roadway. **PDM Zozulya** stated in the past, properties were required to install evergreen species within ground sign beds adjacent to a roadway. However, after property owners expressed concerns due to road salt impacts, the requirement was eliminated for sign beds within 15' of the road. She further reviewed the landscape requirements with the ARB, noting Lincolnshire has one of the most comprehensive landscape requirements of other area communities. **Member Santosuoso** recommended combining bullet points 3 and 4 in the Ground Sign Landscape Regulations sections. All other ARB members concurred.

**Member Baskin** inquired if the intent of the code will meet the expectations of staff, adding the sign size and landscape should be in scale with one another and create a unified and aesthetically pleasing look.

**PDM Zozulya** reiterated the section of the proposed code which states "to achieve both height variation and color interest throughout the four seasons". She said staff would provide recommended language to incorporate the landscape/sign scale.

**AVM/CED Gilbertson** stated staff would be proactive in communicating with businesses to remind them of code requirements, approved plans, and proper maintenance. ARB members agreed, indicating property owners should be reminded of this on an annual basis.

**PDM Zozulya** requested ARB comments on commercial wall sign illumination. The ARB decided to eliminate frontlit illumination restrictions in the proposed Commercial District. **PDM Zozulya** also inquired whether the ARB was also interested in removing the same frontlit wall sign illumination conditions from the Office/Industrial Sign District. **Member McCall** noted the use differences between those districts are significant. Therefore, the Village decided to create separate requirements for the Office/Industrial Sign District. The ARB decided to leave the Office/Industrial frontlit conditions unchanged and revisit them in the future when the Office/Industrial Sign District is scheduled for review.

**PDM Zozulya** noted the proposed changes will require a public hearing. Staff will incorporate the ARB comments and move forward with the public hearing process at a future ARB meeting.

**REQUEST FOR BOARD ACTION  
Architectural Review Board  
April 23, 2019**

**Subject:** Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road

**Action Requested:** Consideration of Parking Lot Design, Fence, Landscaping, and Lighting Plans

**Petitioner:** Lincolnshire Animal Hospital

**Originated By/Contact:** Tonya Zozulya, Planning & Development Manager

**Advisory Board Review:** Zoning Board & Architectural Review Board

**Background:**

- Lincolnshire Animal Hospital (hospital), 420 Half Day Road property owner and contract purchaser of 2 Hotz Road, seeks to construct a parking lot on the 2 Hotz Road property for hospital operations. The request is supported by current 2 Hotz Road owner, Ernest J. Frey.
- The 2 Hotz Road property is 37,000-square-foot and is located within Lincolnshire's corporate boundaries at the northeast corner of Illinois Route 22 (Half Day Road) and Hotz Road (see Figure 1 above and attached location map). It was annexed into the Village in 1995 by Ordinance #95-1409-39 with an R-1 Single-Family zoning. The site has been the subject of several prior development proposals, which did not reach the formal approval stage, including townhome, single-family home, and small-scale office developments. The development of the site has been hampered by wetland and poor drainage conditions.
- The adjacent hospital property at 420 Half Day Road was developed as an animal clinic in 1974 in unincorporated Lake County. It was subsequently involuntarily annexed into Lincolnshire in 1995 and zoned R1 Single-Family Residential, which is the default zoning designation in the Village for newly annexed properties. The property owner petitioned for, and was granted in 1996, Eb Office District zoning, along with a Special Use permit for the animal clinic by Ordinance #96-1434-18 (Note: the zoning became E Small Scale office in 2014 when the Ea and Eb Office subdistricts were combined into a single E Small Scale Office



District). In 2005, the hospital applied for a Special Use Amendment to allow for the building and parking lot expansion but did not pursue the project after obtaining a Village Board referral. In 2008, the hospital submitted a new Special Use amendment request for a building/parking addition as well as construction of an outdoor dog run and received approvals in 2009 by Ordinance #09-3083-06 (see attached Document 4).

- The Village Board held a preliminary evaluation meeting regarding the parking lot construction at its March 11, 2019 Committee of the Whole meeting. They expressed support for the request and referred it to the Zoning Board for public hearings and recommendation on zoning requests and to the Architectural Review Board (ARB) for design review and recommendation. The Zoning Board held Public Hearings on the zoning requests at its April 18, 2019 meeting and provided a unanimous recommendation on all items.
- Staff has received a verbal statement from the Westgate HOA President expressing support for the parking expansion.

### **Project Overview & Staff Comments:**

#### Parking Lot

- The parking lot will be placed horizontally in the middle portion of the lot with adjacent trees left undisturbed and impacting only a small portion of the wetlands (0.14 acres out of 0.4 acres of on-site wetlands). The proposed parking placement within a required front and corner side yard requires a variation which was reviewed by the Zoning Board who recommended in favor of the variation.
- The hospital has 23 employees, with no more than 16 at any given time. They are proposing to eliminate boarding and reconfigure the floor space for new treatment areas and two additional exam rooms (increasing the exam room count from five to seven). There are currently 21 parking spaces on the hospital property, and the parking expansion will result in an additional 25 spaces, for a total of 46 spaces (some of the existing spaces will be removed to make room for the access drive). The number of proposed spaces exceeds the code requirement of 1 space per employee and 2 spaces per exam room (a total of 30 spaces).
- The existing vegetation will screen the parking from Half Day Road. Two-way access is proposed via a new curb cut off Hotz Road. Cross access is also provided to connect to the existing hospital parking lot. No new access will be created off Route 22 (Half Day Road).
- The hospital proposes to install 12 36"-tall bollard lights and 2 15' tall light poles with downward-pointing fixtures, which will comply with the Code's outdoor lighting requirements and will minimize impacts on adjacent properties to the north and west. One of the two new light poles will replace an existing 25' tall wooden light pole on the 420 Half Day Road property.

#### Yard Fence

- The petitioner is proposing an 8' tall solid decorative cedar fence along the north property line of 2 Hotz Road and along a portion of the 420 Half Day property to screen the 6 Hotz property to the north from parking lot impacts. The 6 Hotz resident requested a fence in that location. The placement of the new fence in the northwest corner of 2 Hotz requires a variation – see Item 3.4 below for additional information. The new fence is permitted at the proposed height

and opacity as it is designed to separate a residential property to the north (6 Hotz Road) from the proposed parking lot which is considered an incompatible use by Code. The 420 Hotz is currently improved with an 8' tall solid fence along the north property line and a portion of the west line which was installed in 2009 with the previous Special Use amendment. The petitioner intends to replace the existing fence in conjunction with the new fence and the entire fence will have the same specifications and design. The proposed fence placement within a required corner side yard setback requires a variation which was reviewed by the Zoning Board who recommended in favor of the variation.

- The petitioner is proposing landscaping along the entire length of the fence. Additional landscaping is proposed in parking islands and along Hotz Road. The landscape, lighting and fence design plans will be reviewed by the ARB.
- The petitioner has contacted the adjacent single-family home owners to the north/west as well as the Westgate Subdivision to the west and the Beaconsfield Subdivision to the east to discuss their proposal, given that the 2009 Special use amendment generated a number of concerns from adjacent residents. The preliminary comments received are summarized in the attached petitioner's cover letter (see Document 2). The neighbors are generally supportive of the parking expansion but request consideration be given to enhancing their privacy through the appropriate placement of the Hotz Road curb cut, fencing, and landscaping. The Beaconsfield Homeowners Association is in the process of reviewing the plans and has not provided feedback to date.
- No on-site detention is proposed with the addition of the parking lot. The petitioner contacted the Lake County Stormwater Management Commission (SMC) regarding on-site detention and wetland delineation for this development and received preliminary approvals. A formal SMC permit will be required prior to final Village Board review/approvals.

#### Tree Removal & Replacement

- The landscape plan shows 17 deciduous and evergreen trees will be planted, totaling 58" caliper inches. This number includes four (4) Appendix A/significant trees, as defined by Code, totaling 12" caliper inches (Autumn Blaze Red Maple, Hackberry, Thornless Honeylocust and Shingle Oak). Thirteen Non-Appendix A trees proposed for planting are Norway Spruce and Bald Cypress. According to the tree survey performed by a certified arborist, the proposed parking expansion will result in the removal of 81 unhealthy, dead, or dying trees as well as 4 Appendix A trees in good condition, totaling 728" (of the total inches, the four (4) trees represent 31" caliper inches). Below is a summary of the trees proposed for planting and removal.

	Appendix A Trees		Non-Appendix A Trees		All Trees	
	Number	Inches	Number	Inches	Number	Inches
To be planted	4	12"	13	46"	17	58"
To be removed	4 in good condition	31"	81 in bad condition	697"	85	728"

- Trees that are in bad condition (i.e., unhealthy, dead, or dying) are not required to be replaced per Ordinance #18-3787-215, which temporarily suspends tree replacement requirements for commercial properties until December 31, 2020.

- Removal of healthy trees must either be (1) replaced on-site where feasible (i.e., not necessarily in the same location as the trees to be removed) without causing overcrowding, or (2) offset by a monetary payment to the Village's Tree Bank to be used by the Village for tree/park-related purposes on other Village properties. The value of trees is calculated per code requirements of \$150 per caliper inch of Appendix A trees and \$50 per caliper inch of Non-Appendix A trees.
- Animal Hospital's 12" Appendix A trees proposed for planting are valued at \$1,800 (12" x \$150) and 46" of Non-Appendix A trees proposed for planting are valued at \$2,300 (46" x \$50). The total value is \$4,100. The 31" Appendix A inches proposed for removal are valued at \$4,650 (31" x \$150). The petitioner is expected to provide a \$550 payment into the Tree Bank, due at permitting, based on the difference in value between the trees proposed to be removed and the trees proposed to be planted (\$4,650-\$4,100).
- Staff will play a drone video at the ARB meeting to demonstrate current site conditions.

**Review & Approval Process:**

1. Preliminary Evaluation at the Village Board.
2. The Zoning Board public hearing on the zoning requests.
3. The Architectural Review Board will review the parking proposal regarding site layout, parking lot design, lighting, tree removal/landscape screening, and fencing.
4. The Village Board will consider the Zoning Board's and Architectural Review Board's recommendations and make the final determination.

**Motion:**

*The Architectural Review Board moves to approve, and recommend approval to the Village Board, of the proposed parking, fence, landscaping, and lighting plans for the Lincolnshire Animal Hospital at 420 Half Day Road and 2 Hotz Road, as presented in the petitioner's presentation packet dated April 16, 2019, and further subject to. . .*

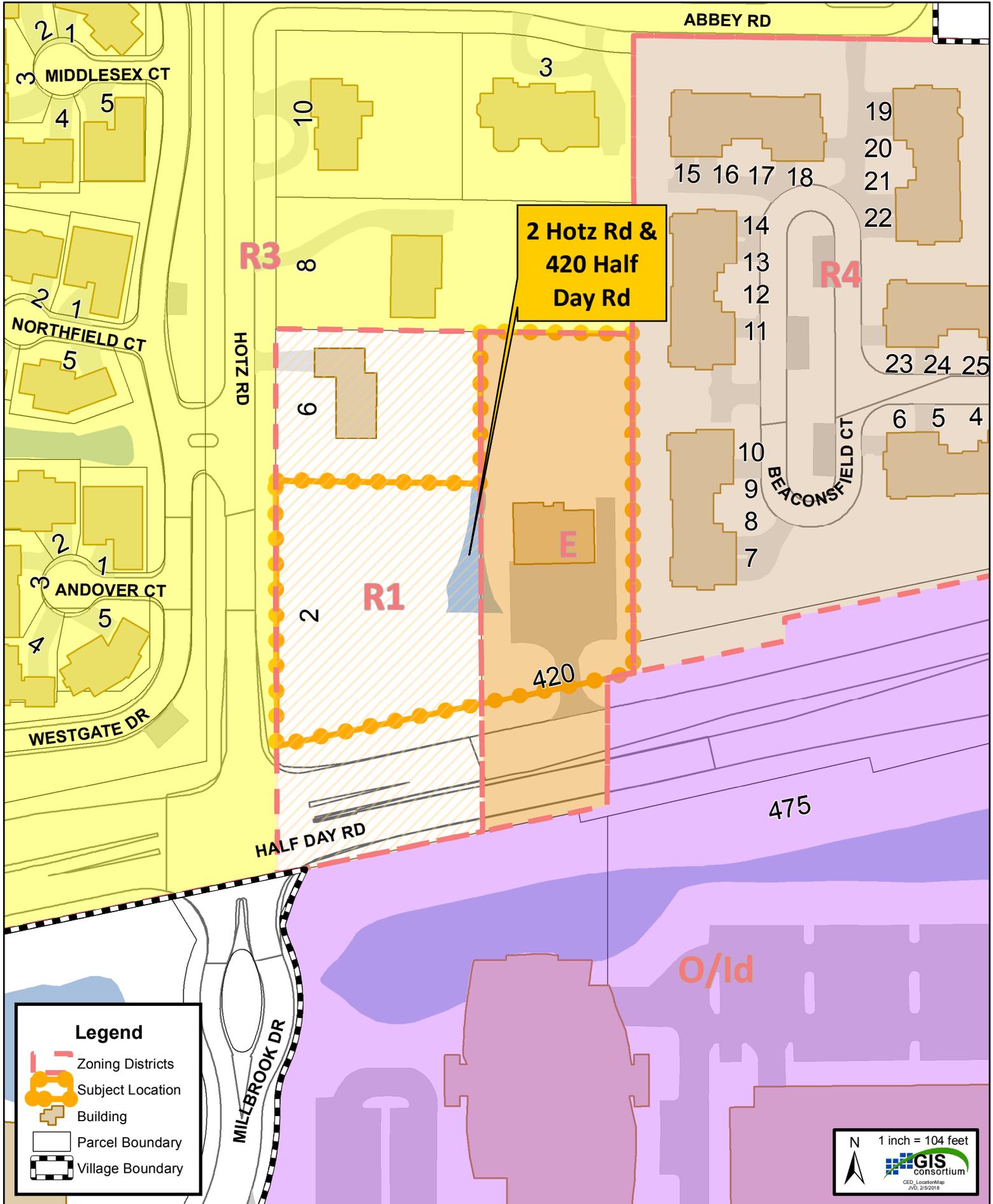
*{Insert any additional conditions or modification desired by the Architectural Review Board}*

**Reports and Documents Attached:**

- Document 1: Location Map.
- Document 2: Petitioner's cover letter and presentation packet, prepared by Lincolnshire Animal Hospital, with the cover letter dated April 16, 2019.

<b>Meeting History</b>	
Committee of the Whole:	March 11, 2019
Zoning Board:	April 18, 2019
Architectural Review Board (current):	April 23, 2019

# 2 Hotz Rd & 420 Half Day Rd





Stu Clarke/Patrick Emmelot

Lincolnshire Animal Hospital  
420 Half Day Rd  
Lincolnshire, IL 6006

**April 16, 2019**

Architectural Review Board Chairperson Cherise Kennerley  
1 Olde Half Day Rd.  
Lincolnshire, IL 60069

Dear Architectural Review Board Chairperson Kennerley and Architectural Review Board Members.

Please find enclosed a plan for proposed parking expansion on the property directly west of Lincolnshire Animal Hospital. We have negotiated a contract for the purchase of the property (2 Hotz Road) pending village approval of a parking addition. The parking expansion would provide additional accessible parking for our clients and staff, which will in turn allow us to provide better service to our clients. We feel the site has some challenges that limit development of the land for a single family residence and or small office building. Although we will be affecting a small amount of the current wetland, the layout of the parking area is designed to make the impact minimal (a significantly decreased impact when compared to development of the entire site for housing). The lot has 0.4 acres of wetland, but our project will impact only 0.14 acres of wetland. The position and location of the proposed parking area was chosen to limit the impact on the wetland and to provide the most set back possible to our neighbors while making the parking area accessible to the hospital.

In preparation for this project we are in the process of requesting a rezoning of the 2 Hotz Road property from R1 Single Family Residential to E Small Scale Office zoning district and a Lincolnshire Animal Hospital Special Use amendment to permit parking expansion into the adjacent property at 2 Hotz Road. Zoning Board approval is pending at the writing of this letter.

Our current parking areas provide 21 spaces (8 client spaces and 1 additional space that is ADA compliant, along with 12 spaces for staff located behind the building).

With the parking addition, we would have 44 spaces along with 2 additional ADA compliant spaces.

We currently have 22-23 employees (up to 16 at one time) with 12 staff parking spaces available. This requires some cars to be parked along the side of the building which we had not intended.

The parking area will be used only during our current business hours of 8 am to 6 pm Monday thru Friday and 8 am to 12 pm on Saturday. We are closed Sunday.

We have had a long history of boarding pets, which required some employee traffic on Saturday evenings and Sundays. With our growth over the last 10 years, we have added additional doctors and now require additional space for medicine and surgery; thus, we have discontinued our boarding service and plan a small, internal remodel to better use that space (we currently have 5 exam rooms and plan to remodel the previous boarding space to create 2 additional exam rooms and expand our treatment area). With the elimination of boarding services, we will eliminate Saturday evening and Sunday traffic at the hospital, which we hope our neighbors will find appealing. We have no plans for increasing the current footprint of our building.

Currently, there is one existing, wooden light pole approximately 25 feet high that provides light to the current client parking area. The existing, wooden light pole will be removed. We are proposing to light the current parking area and proposed addition with twelve 36" tall bollard lights and two 15' tall light poles. The lighting will be indirect and downward facing. The bollard lights and light poles will be black in color.

Our trash enclosure will remain in its current location.

We have reached out to Westgate, the neighborhood to our west, and agreed to forward them a plan of the proposed project. They have expressed few concerns but requests included removing brush and vegetation at the southwest corner of the property to increase visibility of westbound traffic on Route 22 and that the exit from the lot not be located too close to Route 22. Head light impact will be mitigated in 2 ways. A 3.5 foot berm already exists along the west side of Hotz Rd. We will add large spruce trees and appropriate shrubs to the west end of the proposed parking lot to provide year round screening. One resident expressed concern that she has difficulty exiting Hotz Road onto Route 22 during Stevenson High School class dismissal hours (3-4 pm) and at 5 pm when employees from the industrial park to the south of Rt. 22 are leaving from their offices. She also indicated that vehicles will "stand" on Hotz Rd waiting for students to cross the berm located in that area. We believe increased Lincolnshire Police Department presence over the last several years has resolved the standing vehicle issue. In regard to the proposed parking area increasing traffic flow on to Hotz Rd. We feel it will be minimal. Currently, if patrons of the Animal Hospital intended to use Hotz Rd, they exit our current lot and then turn north onto Hotz Rd. (i.e. no change in traffic flow).

Our neighbors directly behind the current building and staff parking area have no concerns and are encouraged that there may be fewer mosquitoes.

Our neighbor to our west and directly north of 2 Hotz Road was concerned that development of the property may affect their privacy and their property values. They requested a fence be placed along the northern side of the property boundary extending to Hotz Road. They also requested the fence connect with an extension of the existing fence that runs along the north and west side of our staff parking area which we are more than willing to provide and maintain. The fence would be the same style and design as the current fence, which is a solid, rectangular, cedar fence with a 1 foot decorative, cedar lattice top. The solid portion of the fence is 7 feet in height. With the 1 foot lattice work included, the total height of the current fence and proposed fence extension is 8 feet. The finished side of the fence would be outward facing. Because the existing fence is 10 years old, we will replace the existing fence so the existing fence and the new fence will be the same.

The fence will be screened by current trees along with new trees to be added. Currently, the space between the north side of the proposed parking area and the fence contains approximately 58 trees including: maple, cottonwood, ash, crabapple and cherry. Five of these will be removed due to their condition. We will further screen the fence by adding six new bald cypress trees along the south side of the fence. Further screening planting is difficult due to the limited space and wetland conditions.

We have reached out to Beaconsfield Subdivision Board, our neighbors to the East, they are reviewing our plan. The Beaconsfield Board Members that have responded have been in favor of the plan.

To discourage illegal parking from Stevenson High School students we intend to pursue strategies that have been successful in the past including: display warnings of “vehicles will be towed” if parked illegally, add additional signage that directly reminds Stevenson High School students that it is illegal for them to park in the lot and contract with the Lincolnshire Police Department to patrol the lot and issue citations when appropriate.

On February 27th, 2019 We received a preliminary approval from Lake County Storm Water Management indicating they did not foresee any major concerns with the project we had proposed (I have copied that email in below).

On March 11, 2019 we gratefully received referral from the Village Board to pursue the proposed parking expansion.

Thank you for your time in considering our proposal.

Sincerely yours,

Stu Clarke

Patrick Emmelot

***Email from Lake County Stormwater Management.***

*The Lake County Stormwater Management Commission (SMC) understands that the Owner of the subject parcel has (or will) purchase the adjacent parcel on the west (PIN #1515303013) for the purpose of expanding the existing parking lot. The SMC has no objection to the proposed development with the following concerns and caveats:*

- *Stormwater detention does not appear to be required based on the provided design and calculations*
- *A wetland review by SMC will likely be required during the permit review process*
- *A wetland 80-150 Hydrology review will likely be required during permit review*
- *The need for wetland mitigation will be determined during the permit review*
- *Depressional storage will need to be maintained to avoid increasing flood risk on adjacent parcels*
- *Additional comments will likely be generated during the permit review process.*

*We would like to be of assistance. If you have any questions, or would like to set up a meeting, please call our office at (847) 377-7705 or feel free to e-mail me. If you have any additional concerns that have not been addressed by the regulatory staff regarding the above comments, you may contact Chief Engineer Kurt Woolford [kwoolford@lakecountyil.gov](mailto:kwoolford@lakecountyil.gov) or Executive Director Michael Warner [mwarner@lakecountyil.gov](mailto:mwarner@lakecountyil.gov) at (847) 377-7700.*

*Sincerely,*

**LAKE COUNTY STORMWATER MANAGEMENT COMMISSION**

**Robert D. Gardiner, P.E., CFM**  
*Permit Engineer*

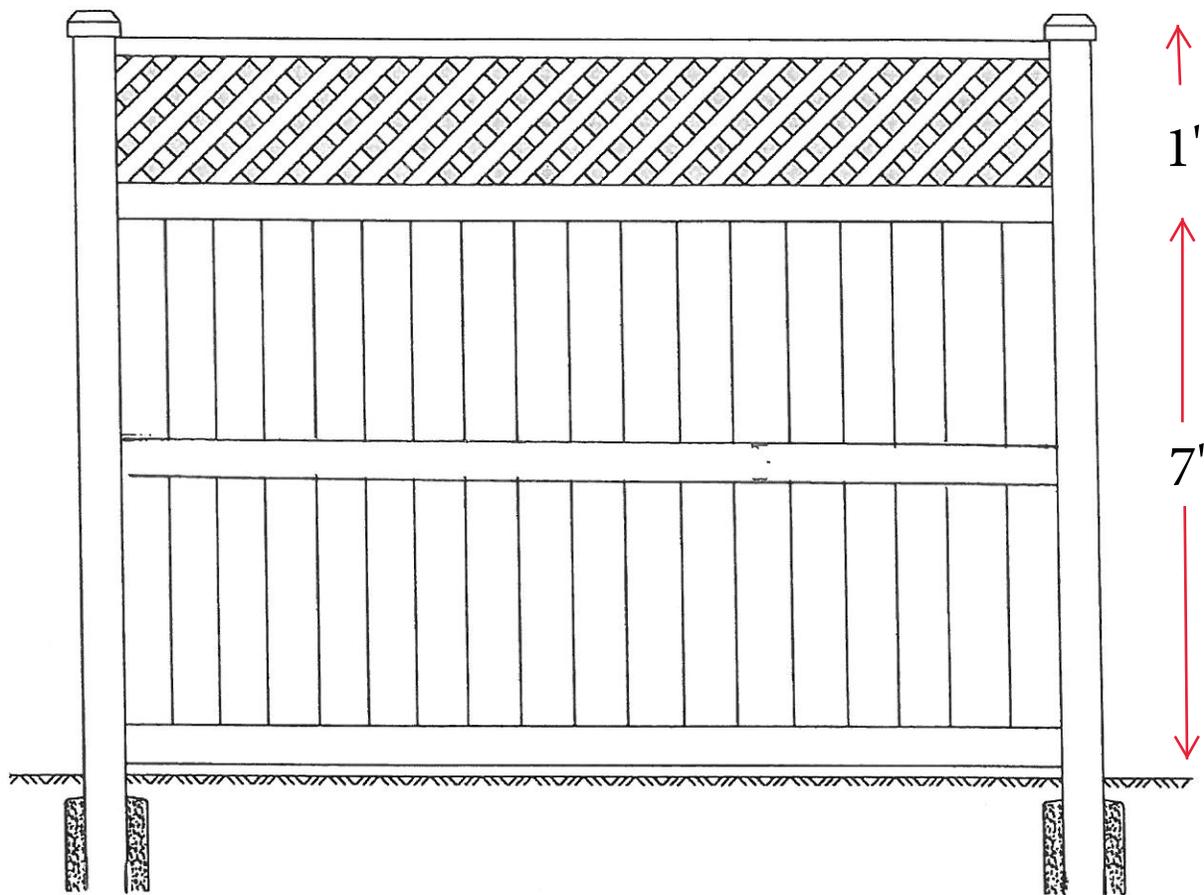
*Lake County Stormwater Management Commission  
500 W. Winchester Road  
Libertyville, IL 60048*

[rgardiner@lakecountyil.gov](mailto:rgardiner@lakecountyil.gov)

# Existing Fence



# Lincolnshire Animal Hospital



Cedar Fence - Finished side is facing out.  
Remove and replace existing like fence,  
and add new fence as noted on plans.



Color rendering of proposed  
new fence

**2 Hotz from Clinic**



**2 Hotz from across 22 (panoramic)**



**2 Hotz from across 22**



**6 Hotz from Westgate entrance**



**6 Hotz**



**Westgate #2**



**Westgate #3**



**Westgate from 2 Holz - Proposed exit #2**



**Westgate from 6 Hotz**



# PRELIMINARY IMPROVEMENT PLANS FOR LINCOLNSHIRE ANIMAL HOSPITAL LINCOLNSHIRE, IL BY LINCOLNSHIRE ANIMAL HOSPITAL



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	—>	—>—
STORM SEWER	—>	—>—
UNDERDRAIN	—	—
WATERMAIN	—W—	—W—
GAS	—G—	—G—
IBT	—I—	—I—
CABLE	—C—	—C—
ELECTRIC	—E—	—E—
MANHOLE, INLET, CB FIRE HYDRANT, VALVE	⊙ ⊕ ⊖ ⊗ ⊘ ⊙	⊙ ⊕ ⊖ ⊗ ⊘ ⊙
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB	XXX.XX	XXX.XX
EDGE OF PAVEMENT	XXX.XX	XXX.XX
GEOMETRIC COORDINATE	○○○○	○○○○
LIGHT POLES	⊙—	⊙—
DRAINAGE ARROWS	~>	~>
SEWER CLEANOUT	○	●
WATER METER VAULT	—M—	—M—
UTILITY POLE	⊙	●
SOIL BORINGS	N/A	⊕B-
TRAFFIC SIGN	⊖	⊖
TRAFFIC ARROW	↖ ↗	↖ ↗
PARKING STALL COUNT	△	△
TREE	⊙	⊙
RELOCATE TREE	○	○
ITEM REMOVAL	X	N/A
PAVEMENT REMOVAL	▨	N/A
P.C.C	▨	▨
MARSH	▨	N/A

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE  
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

**INDEX OF SHEETS**

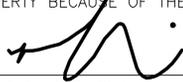
1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. GRADING & UTILITY PLAN
5. WETLAND IMPACT AREA
6. DEPRESSIONAL STORAGE PLAN

**EXISTING UTILITIES**

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

**DRAINAGE STATEMENT**

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

  
 REGISTERED PROFESSIONAL ENGINEER 62-42874

PREPARED FOR:  
**LINCOLNSHIRE ANIMAL HOSPITAL**  
 420 HALF DAY ROAD  
 LINCOLNSHIRE, IL



CALL JULIE TOLL FREE  
 1(800)892-0123  
 OPERATES 24 HOURS A  
 DAY 365 DAYS A YEAR



CALL  
 1(800)892-0123  
 48 HOURS BEFORE  
 YOU DIG

**BENCHMARK**

RIM OF VALVE VAULT LOCATED AT THE NW CORNER OF HALF DAY RD (IL. RTE 22) AND HOTZ ROAD.  
 NGVD29 ELEVATION 670.62  
 TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'



**SPIES & ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

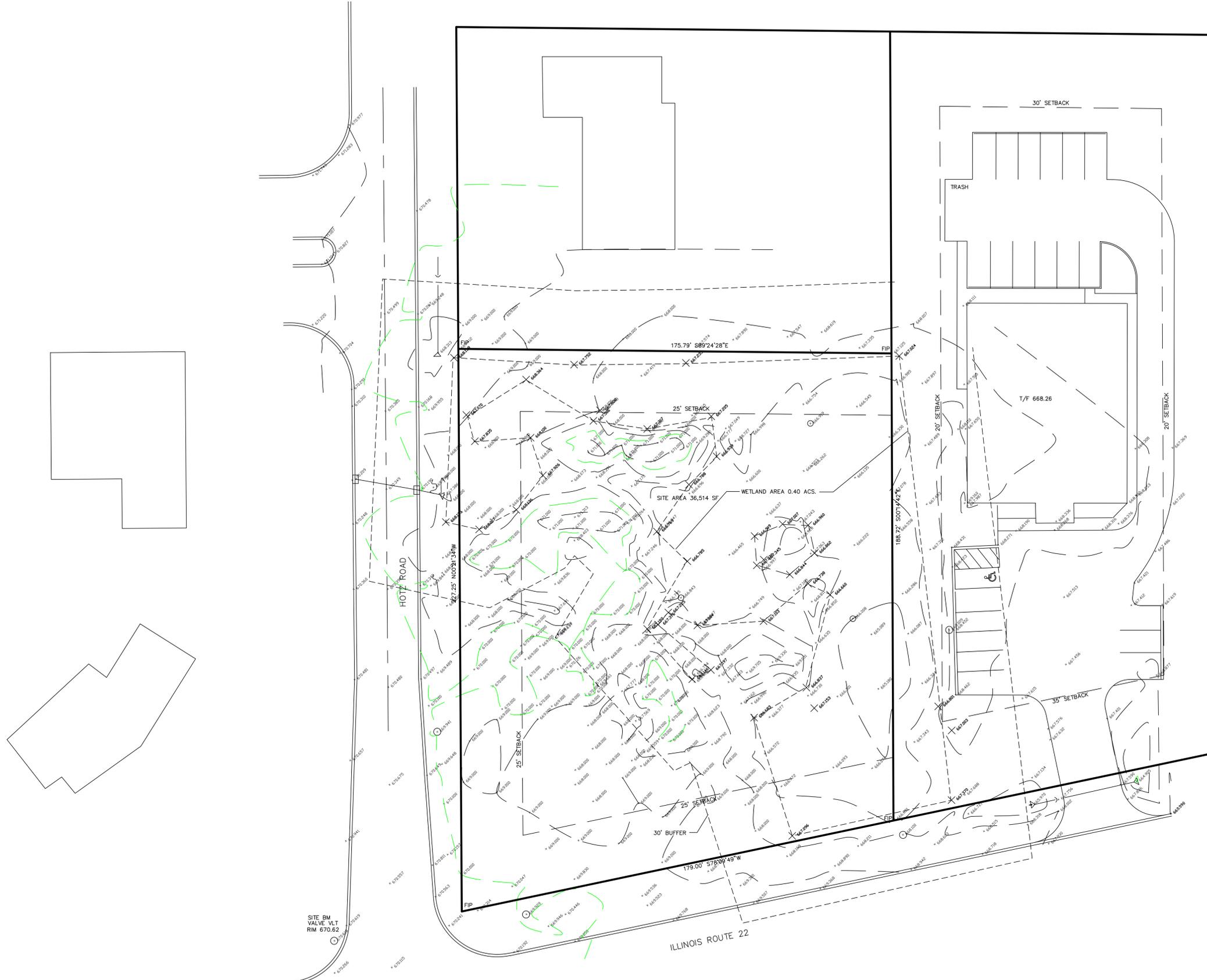
534 WEST CAMPUS DRIVE  
 ARLINGTON HEIGHTS, ILLINOIS 60004  
 PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: L.T.S.	JOB NO. 5160
DESIGNED BY: TJS	
CHECKED BY: T.J.S.	DATE: 12-20-18

PRELIMINARY IMPROVEMENT PLANS  
COVER SHEET & LOCATION MAP

SHEET NO.  
1  
OF 6 SHEETS

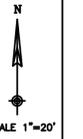


REVISIONS	

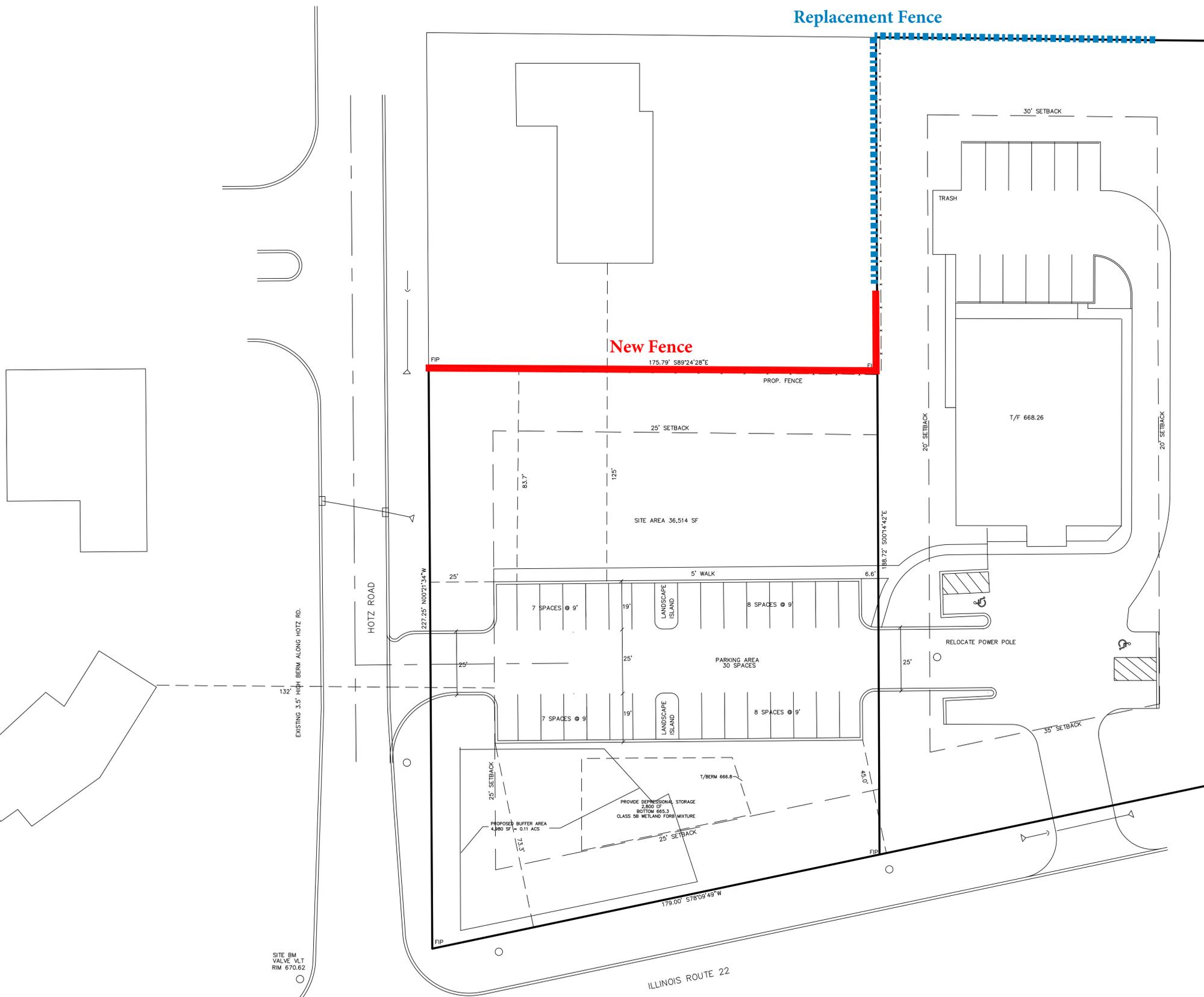
DRAWN BY: TJS  
DESIGNED BY: TJS  
CHECKED BY: TJS

JOB NO. 5160  
SCALE: 1"=20'  
DATE: 09-06-18

EXISTING CONDITIONS  
LINCOLNSHIRE ANIMAL HOSPITAL



Replacement Fence



THERE WILL BE NO ACCESS TO ROUTE 22 FROM 2 HOTZ RD.

EXISTING ZONING  
420 HALF DAY RD  
2 HOTZ RD.                      E-SU  
R-1

SITE DATA CHART

	EXISTING	PROPOSED	ALLOWABLE
ZONING CLASS	E-SU/R-1	E-SU/E-SU	
GROSS AREA	0.91 ACS.	1.75 ACS.	
IMPERVIOUS COVG	0.43 ACS.	0.66 ACS.	
OPEN SPACE	1.32 ACS.	1.09 ACS.	
BUILDING SPACE	5,231 SF	5,231 SF	
FAR	0.13	0.07	0.36
BUILDING HEIGHT	19'8"	19'8"	42'
PARKING SPACES			
REQ'D 1/EMP + 2/EXAM ROOM			
16 EMP + 7 EXAM ROOM = 30 SPACES			
STANDARD	20	44	
ACCESSIBLE	1	2	

SETBACKS AS SHOWN

FRONT	35'
SIDE	20'
REAR	30'

**SPIES & ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

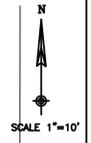
534 WEST CAMPUS DRIVE  
ARLINGTON HEIGHTS, ILLINOIS 60004  
PH 847.577.8808 FAX 847.577.0229

REVISIONS


DRAWN BY:	TJS	JOB NO.	5160
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	09-06-18

**PROPOSED SITE PLAN  
LINCOLNSHIRE ANIMAL HOSPITAL**

SHEET NO.  
**3**  
OF 6 SHEETS



EXISTING 3.5' HIGH BERM ALONG HOTZ RD.

HOTZ ROAD

277.25' N00°21'34"W

25' SETBACK

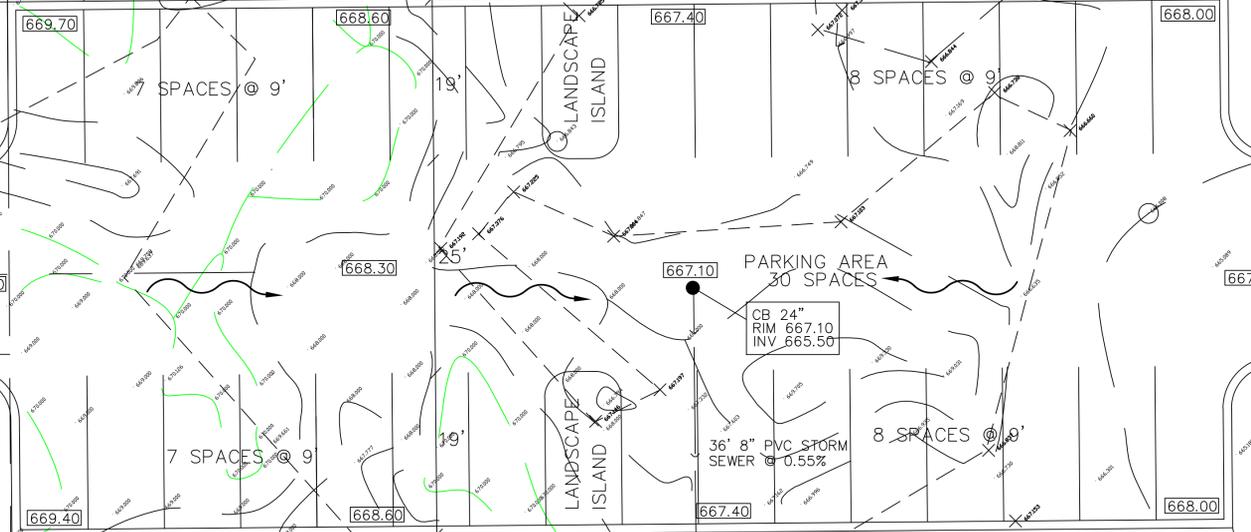
20' SETBACK

T/F 668.26

SITE AREA 36,514 SF WETLAND AREA 0.40 ACS.

188.72' S00°14'42"E

5' WALK



RELOCATE POWER POLE

PARKING AREA 30 SPACES

OB 24" RIM 667.10 INV 665.50

36" 8" PVC STORM SEWER @ 0.55%

36" 8" PVC STORM SEWER @ 0.55%

35' SETBACK

WIRE CLEAR. 10' ABOVE T/C. VERIFY MIN. W/COMED

SPEED LIMIT SIGN TO BE RELOCATED

RELOCATED SPEED LIMIT SIGN

25' SETBACK

INV 665.3

T/BERM 666.8

INV 665.3

OUTFALL SWALE

PROPOSED BUFFER AREA 4,980 SF = 0.11 ACS

PROVIDE DEPRESSIONAL STORAGE 2,800 CF BOTTOM 665.3 CLASS 5B WETLAND FORB MIXTURE

25' SETBACK

30' BUFFER

179.00' S78°09'49"W

600.00 PROPOSED ELEVATION  
600.00 EXISTING ELEVATION  
--- EXISTING CONTOUR

**SPIES & ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE  
ARLINGTON HEIGHTS, ILLINOIS 60004  
PH 847.577.8808 FAX 847.577.0229

REVISIONS	

DRAWN BY: TJS  
DESIGNED BY: TJS  
CHECKED BY: TJS

JOB NO. 5160  
SCALE: 1"=10'  
DATE: 11-1-18

**GRADING & UTILITY PLAN  
LINCOLNSHIRE ANIMAL HOSPITAL**

SHEET NO.  
**4**  
OF 6 SHEETS



 WETLAND IMPACT AREA  
 IMPACT AREA IS 6,046 SF=0.14 ACS.  
 BUFFER FILL AREA  
 BUFFER FILL AREA IS 4,850 SF = 0.11 ACS.

REVISIONS	

DRAWN BY: TJS  
 DESIGNED BY: TJS  
 CHECKED BY: TJS

JOB NO. 5160  
 SCALE: 1"=20'  
 DATE: 11-1-18

**WETLAND IMPACT AREA  
 LINCOLNSHIRE ANIMAL HOSPITAL**



SITE BM VALVE VLT RIM 670.62

DEPRESSIONAL STORAGE FILLED 2,371 CF = 0.05 AC-FT

**SPIES & ASSOCIATES, INC.**  
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE  
ARLINGTON HEIGHTS, ILLINOIS 60004  
PH 847.577.8808 FAX 847.577.0229

REVISIONS	

DRAWN BY: TJS  
DESIGNED BY: TJS  
CHECKED BY: TJS

JOB NO. 5160  
SCALE: 1"=20'  
DATE: 11-1-18

**DEPRESSIONAL STORAGE PLAN  
LINCOLNSHIRE ANIMAL HOSPITAL**

SHEET NO.  
**6**  
OF 6 SHEETS

FOR:  
 Lincolnshire Animal Hospital  
 420 Half Day Road  
 Lincolnshire, IL 60069

*Existing Conditions*

This drawing is the property of ILT Vignocchi and cannot be used for any purpose without the written consent of ILT Vignocchi. ILT Vignocchi reserves the right to substitute plant material varieties based on availability.  
General Notes: Verify site conditions and information on drawings. ILT Vignocchi (Landscape Architect) does not warrant or guarantee the accuracy and completeness of the work provided, with the Contract Documents beyond a reasonable diligence. If any mistakes, omissions or discrepancies are found to exist within the Contract Documents or on the project site, pertaining to the Landscape and Irrigation Construction of this project, then ILT Vignocchi shall be promptly notified so that ILT Vignocchi may have the opportunity to take necessary steps to resolve discrepancies. Failure to promptly notify ILT Vignocchi of such conditions shall oblige ILT Vignocchi from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of ILT Vignocchi, or construction to ILT Vignocchi's Contract Documents or recommendations shall become the responsibility of ILT Vignocchi, but of the owner responsible for the safety of construction.

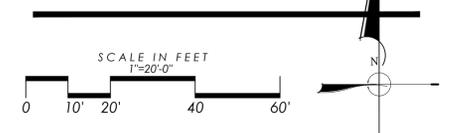
ISSUE DATE: 3/22/19  
 REVISIONS:

DATE:	DESCRIPTION:

APPROVED BY: az

- Notes:
- The contractor shall verify all dimensions and conditions affecting their work with the actual conditions of the project site. Any discrepancies shall be immediately reported to the Landscape Architect before any work is performed; otherwise, the contractor assumes full responsibility. In the event of discrepancies or omissions in the plans or specifications, the contractor shall obtain written instructions from the Landscape Architect prior to proceeding with any part of the work affected. Failure to obtain such instruction will result in the contractor proceeding at his own risk and expense.
  - All work performed under this contract shall be guaranteed against defect in materials and workmanship.
  - When the plans include information pertaining to the location of underground facilities, such information represents only the opinion of the Landscape Architect as to the location of such utilities and is only included for the convenience of the contractor. The owner and Landscape Architect assume no responsibility in respect to the sufficiency or accuracy of the information shown on the plans relative to the location of underground utility facilities or the manner in which they are to be removed or adjusted. It shall be the contractor's responsibility to determine the actual location of all such facilities.
  - The contractor agrees to indemnify and hold harmless the owner, municipality, and landscape architect from all liability and expenses including the cost of legal defense arising out of the performance of the work or out of any claim by any subcontractor or anyone who furnishes material or labor.
  - If, during construction operations, any loose material is deposited in the flow line of gutters, drainage structures, swales, ditches, etc. such that the natural flow line of water is obstructed in any way, this loose material shall be removed at the close of each day by the responsible party. At the conclusion of construction operations all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.
  - Failure of contractor to agree to these conditions, as indicated by signature and date below, will render this drawing set null and void, and will fully indemnify ILT Vignocchi of any and all liability claims relating to construction of any and all portions or elements set forth in drawing set.

Contractor Agreement  
 I certify under penalty of law that I understand and agree to all terms and conditions set forth in this contract.  
 Contractor Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Dated: \_\_\_\_\_



Page Title: Existing Conditions  
 Page No. **L1**



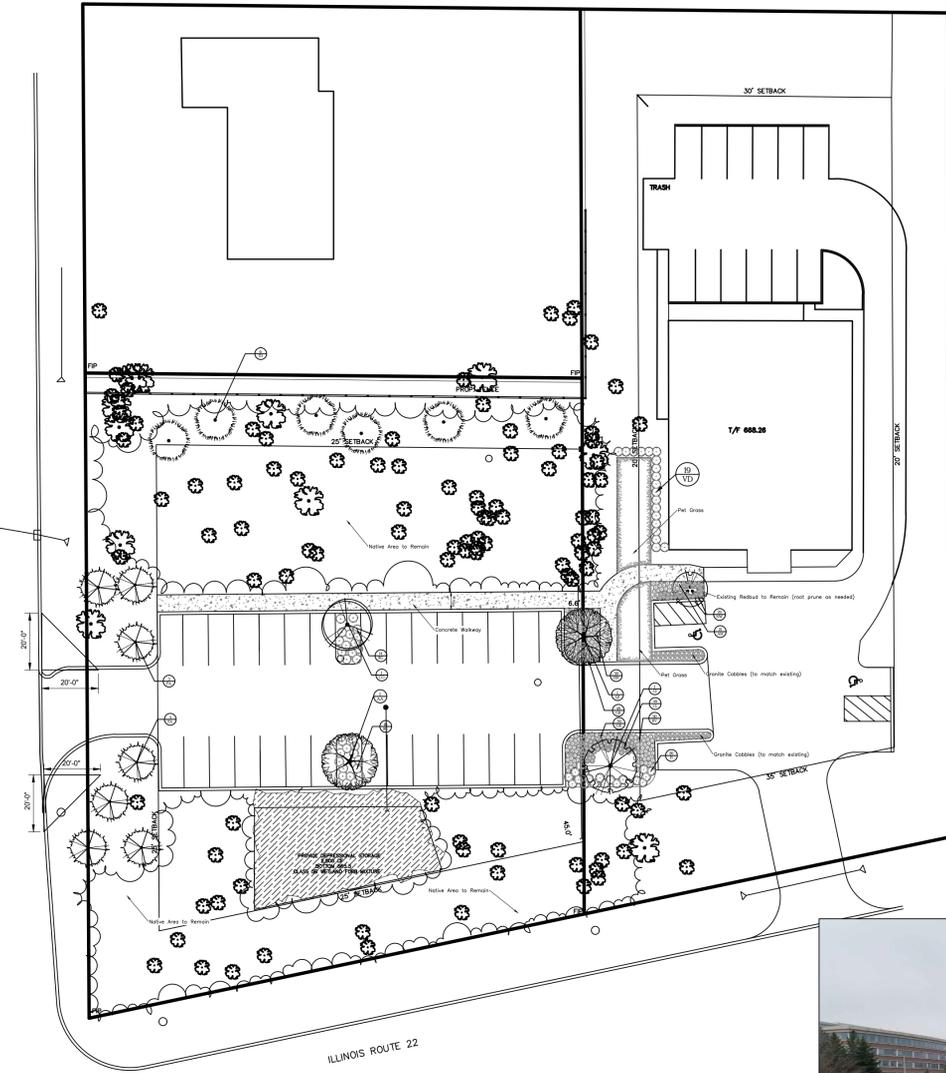
North West Corner



West Side



South West Corner



North East Corner



East Side



South East Corner







FOR:  
 Lincolnshire Animal Hospital  
 420 Half Day Road  
 Lincolnshire, IL 60069

Color Rendering

This drawing is the property of ILT Vignocchi and cannot be used for any purpose without the written consent of ILT Vignocchi. ILT Vignocchi reserves the right to substitute plant material varieties based on availability.  
 General Notes: verify all conditions and information on drawings. All Vignocchi (Landscape Architect) shall not warrant or guarantee the accuracy and completeness of the work provided, under the Contract Documents beyond a reasonable diligence. If any omissions, errors or discrepancies are found to exist within the Contract Documents or on the project site, pertaining to the landscape and irrigation construction of this project, then ILT Vignocchi shall be promptly notified so that ILT Vignocchi may have the opportunity to take necessary steps to resolve discrepancies. Failure to promptly notify ILT Vignocchi of such conditions shall oblige ILT Vignocchi from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of ILT Vignocchi, or construction to its specifications, Contract Documents, or recommendations shall become the responsibility of the contractor, and not of ILT Vignocchi, and of the owner responsible for the issuing of instructions.

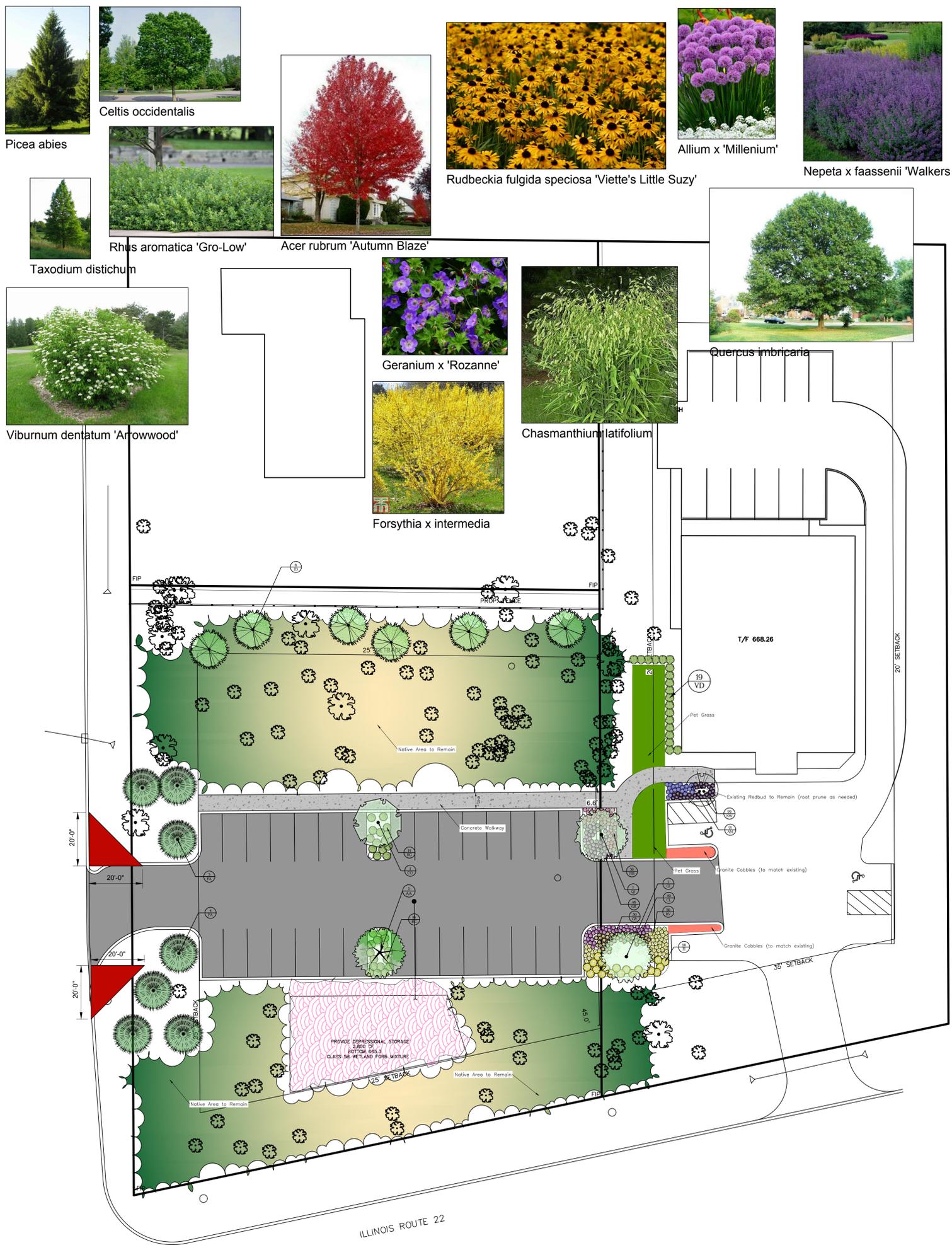
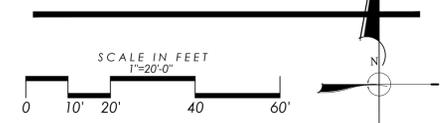
ISSUE DATE: 3/18/19  
 REVISIONS:

DATE	DESCRIPTION

APPROVED BY: az

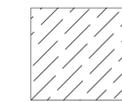
Notes:  
 1. The contractor shall verify all dimensions and conditions affecting their work with the actual conditions of the project site. Any discrepancies shall be immediately reported to the Landscape Architect before any work is performed; otherwise, the contractor assumes full responsibility. In the event of discrepancies or omissions in the plans or specifications, the contractor shall obtain written instructions from the Landscape Architect prior to proceeding with any part of the work affected. Failure to obtain such instruction will result in the contractor proceeding at his own risk and expense.  
 2. All work performed under this contract shall be guaranteed against defect in materials and workmanship.  
 3. When the plans include information pertaining to the location of underground facilities, such information represents only the opinion of the Landscape Architect as to the location of such utilities and is only included for the convenience of the contractor. The owner and Landscape Architect assume no responsibility in respect to the sufficiency or accuracy of the information shown on the plans relative to the location of underground utility facilities or the manner in which they are to be removed or adjusted. It shall be the contractor's responsibility to determine the actual location of all such facilities.  
 4. The contractor agrees to indemnify and hold harmless the owner, municipality, and landscape architect from all liability and expenses including the cost of legal defense arising out of the performance of the work or out of any claim by any subcontractor or anyone who furnishes material or labor.  
 5. If, during construction operations, any loose material is deposited in the flow line of gutters, drainage structures, swales, ditches, etc., such that the natural flow line of water is obstructed in any way, this loose material shall be removed at the close of each day by the responsible party. At the conclusion of construction operations all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.  
 6. Failure of contractor to agree to these conditions, as indicated by signature and date below, will render this drawing set null and void, and will fully indemnify ILT Vignocchi of any and all liability claims relating to construction of any and all portions or elements set forth in drawing set.

Contractor Agreement  
 I certify under penalty of law that I understand and agree to all terms and conditions set forth in this contract.  
 Contractor Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Dated: \_\_\_\_\_



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
AA	1	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	3"	Cal	
CO	1	Celtis occidentalis / Common Hackberry	B & B	3"	Cal	
GI	1	Gleditsia triacanthos inermis / Thornless Common Honeylocust	B & B	3"	Cal	
PA	7	Picea abies / Norway Spruce	B & B			10'
QI	1	Quercus imbricaria / Shingle Oak	B & B	3"	Cal	
TD	6	Taxodium distichum / Bald Cypress	B & B	3"	Cal	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
FI	20	Forsythia x intermedia / Border Forsythia	36"			48" Spacing
RG	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			36" Spacing
VD	19	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	36"			48" Spacing
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
AM	21	Allium x 'Millenium' / Millenium Ornamental Chive	1 gal			18" Spacing
GR	87	Geranium x 'Rozanne' TM / Hybrid Cranesbill	1 gal			18" Spacing
HH	50	Hemerocallis x 'Chicago Fire' / Chicago Fire Daylily	1 gal			18" Spacing
NW	29	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal			18" Spacing
RV	50	Rudbeckia fulgida speciosa 'Viette's Little Suzy' / Coneflower	1 gal			18" Spacing
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3
CL	49	Chasmanthium latifolium / Wood Oats	1 gal			18" Spacing

PLANTS - PLUGS - 12" SPACING


 DEPRESSIONAL STORAGE PLANT MIX 2,104 sf

- Forbs Mixture**  
 Mixture not exceeding 5% by PLS weight of any one species of the following:
- |                       |                        |
|-----------------------|------------------------|
| Lead Plant            | Butterfly Weed         |
| Smooth Aster          | White Wild Indigo      |
| Prairie Coreopsis     | Rattlesnake Master     |
| Ox-Eye                | Rough Blazing Star     |
| Prairie Bergamont     | Louse Wart             |
| Purple Prairie Clover | Prairie Cinquefoil     |
| Fragrant Coneflower   | Prairie Dock           |
| Spiderwort            | Thimble Weed           |
| Sky Blue Aster        | New England Aster      |
| New Jersey Tea        | Pale Purple Coneflower |
| Downy Sunflower       | Alum Root              |
| Prairie Blazing Star  | Wild Quinine           |
| White Prairie Clover  | False Dragonhead       |
| Yellow Coneflower     | Compass Plant          |
| Rigid Goldenrod       | Culver's Root          |

ILLINOIS ROUTE 22

Tag Number	Botanical Name	Common Name	Size	Condition	Notes	Remove
1	Malus sp.	Crabapple	8"	1		x
2	Malus sp.	Crabapple	6"	1		x
3	Juniperus sp.	Juniper	8"	2	Top half of tree gone	
4	Fraxinus sp.	Ash	7"	2	Leaning - Half way out of the Ground	x
5	Populus sp.	Cottonwood	18"	4		
6	Populus sp.	Cottonwood	18"	2	(2) Trunks. One trunk Cracked	
7	Populus sp.	Cottonwood	8"	2	Leaning	
8	Populus sp.	Cottonwood	17"	2	Multi-Stem. Weak Connection	
9	Acer sp.	Maple	9"	2	Multi-Stem. Weak Connection	
10	Populus sp.	Cottonwood	24"	4		
11	Acer sp.	Maple	9"	2	Bent Trunk	
12	Populus sp.	Cottonwood	19"	3		
13	Malus sp.	Crabapple	6"	2	Half Bent Trunk	
14	Malus sp.	Crabapple	7"	2	Canker Hole	
15	Malus sp.	Crabapple	9"	2		
16	Populus sp.	Cottonwood	16"	3		
17	Populus sp.	Cottonwood	9"	2	Split Trunk	
18	Populus sp.	Cottonwood	24"	4		
19	Populus sp.	Cottonwood	18"	4		
20	Acer sp.	Maple	8"	2	Twisted Trunk	
21	Acer sp.	Maple	6"	2	(2) Trunks. Weak Connection	
22	Acer sp.	Maple	10"	2	(2) Trunks. Weak Connection	
23	Acer sp.	Maple	7"	2	Half Dead	
24	Populus sp.	Cottonwood	39"	4		
25	Acer sp.	Maple	6"	2	Dead Trunk / Visible Mushrooms	
26	Acer sp.	Maple	10"	2	Half Dead Trunk	
27	Acer sp.	Maple	7"	3		
28	Acer sp.	Maple	10"	3		
29	Acer sp.	Maple	7"	2	Leaning	
30	Fraxinus sp.	Ash	9"	1		x
31	Tilia sp.	Linden	7"	4		
32	Populus sp.	Cottonwood	12"	3		
33	Populus sp.	Cottonwood	8"	2		
34	Populus sp.	Cottonwood	14"	3		
35	Populus sp.	Cottonwood	14"	3		
36	Populus sp.	Cottonwood	10"	3		
37	Populus sp.	Cottonwood	11"	3		
38	Populus sp.	Cottonwood	9"	3		
39	Populus sp.	Cottonwood	8"	1		x
40	Populus sp.	Cottonwood	13"	2	Growing into #42	
41	Populus sp.	Cottonwood	13"	3		
42	Populus sp.	Cottonwood	15"	2	Growing into #40	
43	Populus sp.	Cottonwood	7"	3		
44	Populus sp.	Cottonwood	10"	3		
45	Populus sp.	Cottonwood	16"	3		
46	Acer sp.	Maple	7"	2	Leaning	

47	Acer sp.	Maple	6"	2		
48	Acer sp.	Maple	8"	2		
49	Populus sp.	Cottonwood	6"	3		x
50	Populus sp.	Cottonwood	10"	3		x
51	Populus sp.	Cottonwood	9"	3		x
52	Populus sp.	Cottonwood	10"	3		x
53	Populus sp.	Cottonwood	6"	3		x
54	Populus sp.	Cottonwood	13"	3		x
55	Populus sp.	Cottonwood	8"	3		x
56	Acer sp.	Maple	8"	3		x
57	Populus sp.	Cottonwood	14"	3		x
58	Acer sp.	Maple	6"	3		x
59	Acer sp.	Maple	8"	3		x
60	Betulus	River Birch	4"	4		
61	Acer sp.	Maple	3"	3		
62	Populus sp.	Cottonwood	36"	4		
63	Acer sp.	Maple	6"	3		
64	Acer sp.	Maple	12"	2	Multiple Bad Stems	
65	Malus sp.	Crabapple	6"	2		
66	Acer sp.	Maple	6"	3		
67	Acer sp.	Maple	7"	2		
68	Acer sp.	Maple	7"	2		
69	Acer sp.	Maple	10"	3		
70	Acer sp.	Maple	5"	2		
71	Acer sp.	Maple	8"	2	Topped	
72	Acer sp.	Maple	6"	2		
73	Acer sp.	Maple	6"	2		
74	Acer sp.	Maple	10"	2		
75	Acer sp.	Maple	5"	2		
76	Acer sp.	Maple	11"	2		
77	Morus sp.	Mulberry	8"	2		x
78	Morus sp.	Mulberry	7"	2		x
79	Celtis sp.	Hackberry	9"	4		
80	Malus sp.	Crabapple	8"	1		x
81	Malus sp.	Crabapple	9"	2		
82	Fraxinus sp.	Ash	11"	1		x
83	Malus sp.	Crabapple	7"	2		
84	Fraxinus sp.	Ash	6"	1		x
85	Fraxinus sp.	Ash	11"	1		x
86	Fraxinus sp.	Ash	12"	1		x
87	Fraxinus sp.	Ash	7"	1		x
88	Fraxinus sp.	Ash	7"	1		x
89	Malus sp.	Crabapple	6"	2		
90	Fraxinus sp.	Ash	6"	1		x
91	Quercus sp.	Oak	9"	2	Dead Leader	
92	Fraxinus sp.	Ash	7"	1		x
93	Fraxinus sp.	Ash	7"	1		x

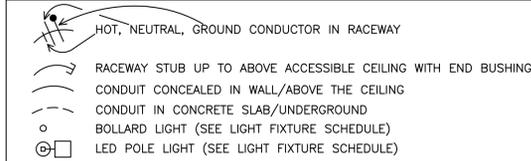
94	Acer sp.	Maple	15"	2		x
95	Acer sp.	Maple	8"	2		x
96	Acer sp.	Maple	7"	2		x
97	Acer sp.	Maple	7"	2		x
98	Fraxinus sp.	Ash	7"	1		x
99	Fraxinus sp.	Ash	7"	1		x
100	Acer sp.	Maple	7"	2		x
101	Acer sp.	Maple	6"	2		x
102	Fraxinus sp.	Ash	6"	1		x
103	Acer sp.	Maple	10"	2		x
104	Fraxinus sp.	Ash	8"	1		x
105	Acer sp.	Maple	6"	2		x
106	Fraxinus sp.	Ash	13"	1		x
107	Fraxinus sp.	Ash	7"	1		x
108	Fraxinus sp.	Ash	9"	1		x
109	Fraxinus sp.	Ash	6"	1		x
110	Fraxinus sp.	Ash	6"	1		x
111	Fraxinus sp.	Ash	8"	1		x
112	Fraxinus sp.	Ash	7"	1		x
113	Prunus sp.	Cherry	8"	2		x
114	Fraxinus sp.	Ash	6"	1		x
115	Fraxinus sp.	Ash	8"	1		x
116	Fraxinus sp.	Ash	6"	1		x
117	Fraxinus sp.	Ash	8"	1		x
118	Fraxinus sp.	Ash	6"	1		x
119	Fraxinus sp.	Ash	9"	1		x
120	Prunus sp.	Cherry	11"	2		x
121	Acer sp.	Maple	7"	2		x
122	Acer sp.	Maple	8"	2	Twisted Trunk	
123	Fraxinus sp.	Ash	9"	1		x
124	Fraxinus sp.	Ash	7"	1		x
125	Acer sp.	Maple	9"	3		
126	Acer sp.	Maple	6"	1		
127	Populus sp.	Cottonwood	30"	4		
128	Fraxinus sp.	Ash	8"	2		x
129	Acer sp.	Maple	11"	2	Leaning	
130	Acer negundo	Boxelder	6"	2	Leaning	
131	Acer negundo	Boxelder	6"	2		
132	Acer negundo	Boxelder	6"	2		x
133	Prunus sp.	Cherry	6"	2		x
134	Prunus sp.	Cherry	8"	2		x
135	Populus sp.	Cottonwood	5"	3		x
136	Populus sp.	Cottonwood	7"	3		x
137	Populus sp.	Cottonwood	13"	3		x
138	Populus sp.	Cottonwood	18"	3		x
139	Acer sp.	Maple	7"	2		x
140	Fraxinus sp.	Ash	7"	1		x

141	Populus sp.	Cottonwood	15"	3		x
142	Populus sp.	Cottonwood	8"	2		x
143	Populus sp.	Cottonwood	13"	3		x
144	Acer sp.	Maple	14"	2		x
145	Populus sp.	Cottonwood	6"	2		x
146	Populus sp.	Cottonwood	13"	3		x
147	Populus sp.	Cottonwood	21"	3		x
148	Populus sp.	Cottonwood	7"	2		x
149	Populus sp.	Cottonwood	7"	1		x
150	Populus sp.	Cottonwood	18"	1		x
151	Acer negundo	Boxelder	6"	2	Severe leaning	x
152	Acer sp.	Maple	7"	2		
153	Acer sp.	Maple	6"	2		
154	Acer sp.	Maple	6"	2		
155	Acer sp.	Maple	7"	2		
156	Acer sp.	Maple	5"	2		
157	Acer sp.	Maple	8"	2		
158	Acer sp.	Maple	11"	2		
159	Fraxinus sp.	Ash	8"	1		x
160	Acer sp.	Maple	6"	2		
161	Acer sp.	Maple	6"	2		
162	Acer sp.	Maple	6"	2		
163	Acer sp.	Maple	8"	2		
164	Acer sp.	Maple	11"	2		
165	Acer sp.	Maple	6"	2		
166	Acer sp.	Maple	7"	2		
167	Acer sp.	Maple	9"	2		
168	Acer sp.	Maple	7"	2		
169	Acer sp.	Maple	7"	2		
170	Acer sp.	Maple	6"	2		
171	Acer sp.	Maple	8"	2		
172	Acer sp.	Maple	7"	2		
173	Acer sp.	Maple	10"	2		x
174	Acer sp.	Maple	7"	2		x
175	Acer sp.	Maple	7"	2		x
Aaron Zych	Certified Arborist	IL-4989A				
1	Dead					
2	Damaged or Diseased					
3	Good					
4	Great					

**GENERAL NOTES**

- THIS INSTALLATION SHALL BE IN COMPLIANCE WITH THE LINCOLNSHIRE, IL CODES OF ORDINANCES, AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO: IBC, NEC2017, IECC2015, AND NFPA72.
- BEFORE COMMENCING WORK THE CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY INFORM HIMSELF OR HERSELF OF ALL CONDITIONS THAT AFFECT THE WORK. EXAMINE THE DRAWINGS, AND SUBMIT ANY QUESTIONS IN WRITING TO THE ARCHITECT AND ENGINEER.
- ALL ELECTRICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION SHEET AND ALL OTHER DRAWINGS RELATED TO THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THIS WORK SHALL BECOME THOROUGHLY FAMILIAR WITH THE PROJECT BEFORE COMMENCING ANY WORK. THE PROJECT DRAWINGS FORM THE BASIS OF THIS CONTRACT REQUIREMENTS AND INCLUDE THE TYPE AND GRADE OF MATERIALS TO BE INSTALLED, EQUIPMENT TO BE FURNISHED, THE MANNER BY WHICH TO BE INSTALLED AND WHERE TO BE LOCATED.
- THE ELECTRICAL CONTRACTOR SHALL CHECK CAREFULLY ALL CONSTRUCTION DRAWINGS AND SPECIFICATION SHEET THAT ARE PART OF THIS PROJECT TO ENSURE THAT NO FIXTURE IS OMITTED.
- EQUIPMENT LABELS AND INSTRUCTIONS REGARDING THE APPLICATION AND INSTALLATION OF THE LISTED EQUIPMENT SHALL BE FOLLOWED TO INSURE THAT THE EQUIPMENT IS BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LISTING INSTRUCTIONS. THE TEMPERATURE RATING OF THE EQUIPMENT TERMINATIONS MUST BE CAREFULLY CORRELATED WITH THE CONDUCTOR AMPACITY TO PREVENT OVERHEATING AND PREMATURE FAILURE.
- INSTALL ELECTRICAL DEVICES AS INDICATED IN THIS SET OF DRAWINGS. ADJUST FINAL DEVICE LOCATIONS AS REQUIRED TO ACCOMMODATE WORK. COORDINATE WITH ALL TRADES INVOLVED AND WITH CIVIL DRAWINGS. NOTIFY THE ENGINEER AND/OR THE ARCHITECT IF ANY CONFLICTS ARE FOUND PRIOR TO BIDDING PROJECT. INSTALL CONDUIT AND BOXES TO CLEAR EMBEDDED DUCTS, OPENINGS AND OTHER STRUCTURAL FEATURES.
- CONDUIT RUNS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. ALL CONDUITS SHALL RUN CONCEALED, EXCEPT IN EQUIPMENT ROOMS AND WHERE APPROVED BY THE ARCHITECT.
- ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR INSTALLED. COLOR OF GROUNDING CONDUCTOR SHALL BE GREEN. SIZE OF GROUNDING CONDUCTOR SHALL BE AS REQUIRED PER NEC ARTICLE 250.122.
- ALL BRANCH CIRCUITS SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR INSTALLED UNLESS OTHERWISE INDICATED. COLOR OF NEUTRAL CONDUCTOR SHALL BE WHITE.
- ALL CONDUCTOR SHALL BE MADE OF COPPER. MINIMUM WIRE SIZE SHALL BE #10AWG UNLESS OTHERWISE INDICATED.
- ALL BRANCH CIRCUIT WIRING INSTALLED OUTDOORS SHALL USE THWN INSULATION (75F).
- ALL POWER WIRING SHALL BE INSTALLED IN A DEDICATED RACEWAY SYSTEM. MINIMUM RACEWAY SIZE SHALL BE 1" UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL SIZE ALL CONDUITS SO AS TO NOT EXCEED 40% OF CONDUIT FILLING CAPACITY. WHEN MORE THAN THREE CURRENT CARRYING CONDUCTORS ARE INSTALLED IN THE SAME CONDUIT AND AMBIENT TEMPERATURES ADJUSTMENT FACTORS PER ELECTRICAL CODE TABLES 310.15(B)(2)(A), 310.15(B)(3)(A) SHALL BE APPLIED.
- ALL BREAKERS OUTDOOR POLE LIGHTS SHALL BE GFI 5mA RATED.
- UPDATE PANEL CARD DIRECTORY. UTILIZE TYPE WRITER AS A MINIMUM FOR COMPLIANCE. HAND WRITTEN CARD DIRECTORIES ARE NOT ACCEPTABLE.
- ALL EQUIPMENT INSTALLED OUTSIDE SHALL BE WEATHER PROOF RATED.
- CONDUIT INSTALLATION SHALL BE CONCEALED. UTILIZE PVC FOR THE UNDERGROUND HORIZONTAL RUNS WITH RGSC ELBOWS AND RISERS. ELBOWS SHALL BE LONG SWING TO FACILITATE THE INSTALLATION OF CABLING.
- LABEL ALL J--BOXES COVER PLATES WITH CIRCUIT INFORMATION AND PANEL SOURCE.
- FIRE PROOF ALL PENETRATIONS THRU WALLS AND FLOORS TO RE--STABLISH THE FIRE RATING OF PARTITION.
- ALL PULL BOXES AND JUNCTION BOXES SHALL BE SIZED PER ELECTRICAL CODE ARTICLE 314, TABLES 314.16 BASED IN THE AMOUNT OF CABLE AND CONDUITS ENTERING/LEAVING THE BOX.

**ELECTRICAL SYMBOL LIST**



**ABBREVIATIONS**

WP	WEATHER PROOF
RGSC	RIGID GALVANIZED STEEL CONDUIT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
HS	HOUSE SHIELD

**ELECTRICAL DRAWING LIST**

E0.0	GENERAL ELECTRICAL NOTES, SYMBOL LIST AND DETAILS
E-1	SITE PLAN - PHOTOMETRIC, LIGHT FIXTURE SCHEDULE & POLE AND BOLLARD BASE DETAILS
E-2	SITE PLAN - ELECTRICAL
E-3	LIGHT FIXTURE CUT SHEETS



**PROPOSED SITE PLAN**  
**LINCOLNSHIRE ANIMAL HOSPITAL**  
 420 HALF DAY RD.  
 LINCOLNSHIRE, IL 60069

**COMcheck Software Version 4.1.1.0**  
**Exterior Lighting Compliance Certificate**

**Project Information**

Energy Code: 2015 IECC  
 Project Title: LINCOLNSHIRE ANIMAL HOSPITAL - PARKING LOT  
 Project Type: Alteration  
 Exterior Lighting Zone: 2 (Residentially zoned area)

Construction Site: 420 HALF DAY Rd. LINCOLNSHIRE, IL 60069  
 Owner/Agent:  
 Designer/Contractor: Manuel Hernandez, MGH Consulting Engineers, LLC, 409 S Highland Ave, Arlington Heights, IL 60005, 773-314-7819, mhernandez@mghengineering.com

**Allowed Exterior Lighting Power**

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
New Customers' Parking (Parking area)	14000 ft2	0.06	Yes	840
				Total Tradable Watts (a) = 840
				Total Allowed Watts = 840
				Total Allowed Supplemental Watts (b) = 600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.  
 (b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

**Proposed Exterior Lighting Power**

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
New Customers' Parking ( Parking area 14000 ft2): Tradable Wattage				
LED 1: F1: LED BOLLARDS: Other:	1	12	39	468
LED 2: F2: LEP POLE: Other:	1	3	113	339
				Total Tradable Proposed Watts = 807

**Exterior Lighting PASSES**

**Exterior Lighting Compliance Statement**

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Manuel Hernandez - Proj. Eng. Signature *[Signature]* Date 3-9-19

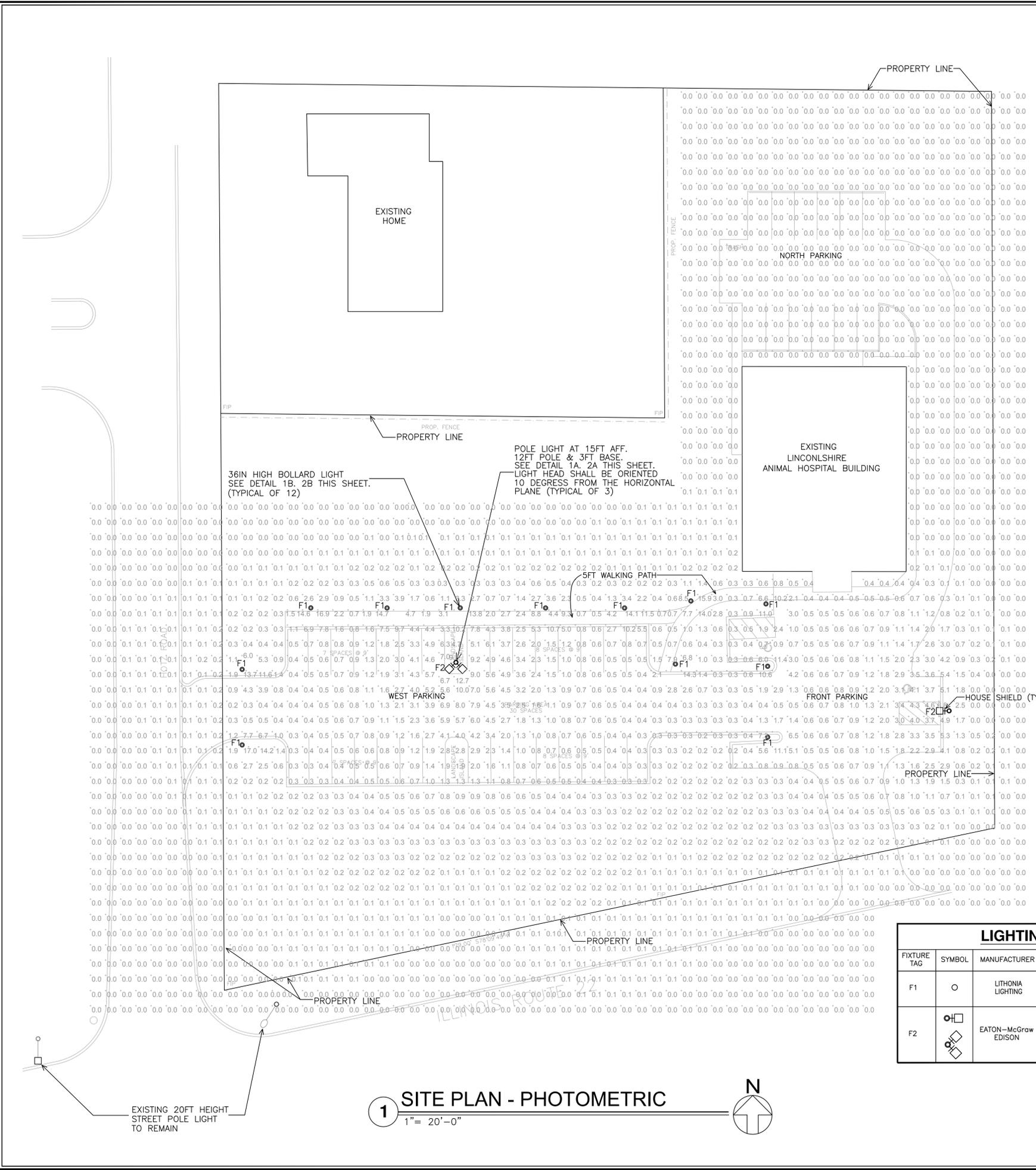
Project Title: LINCOLNSHIRE ANIMAL HOSPITAL - PARKING LOT Report date: 03/09/19  
 Data filename: C:\Users\ManuelGerardo\Documents\manuel\MGH projects\MJA - architects\19.MJA.001 - Page 1 of 5  
 PHOTOMETRIC\07 CALCS\ComCheck.cck

**MGH Consulting Engineers, LLC**  
 LICENSE NO. 184.007392-0002  
 409 S. Highland Ave. Arlington Heights, IL 60005  
 mhernandez@mghengineering.com Phone: 773.314.7819

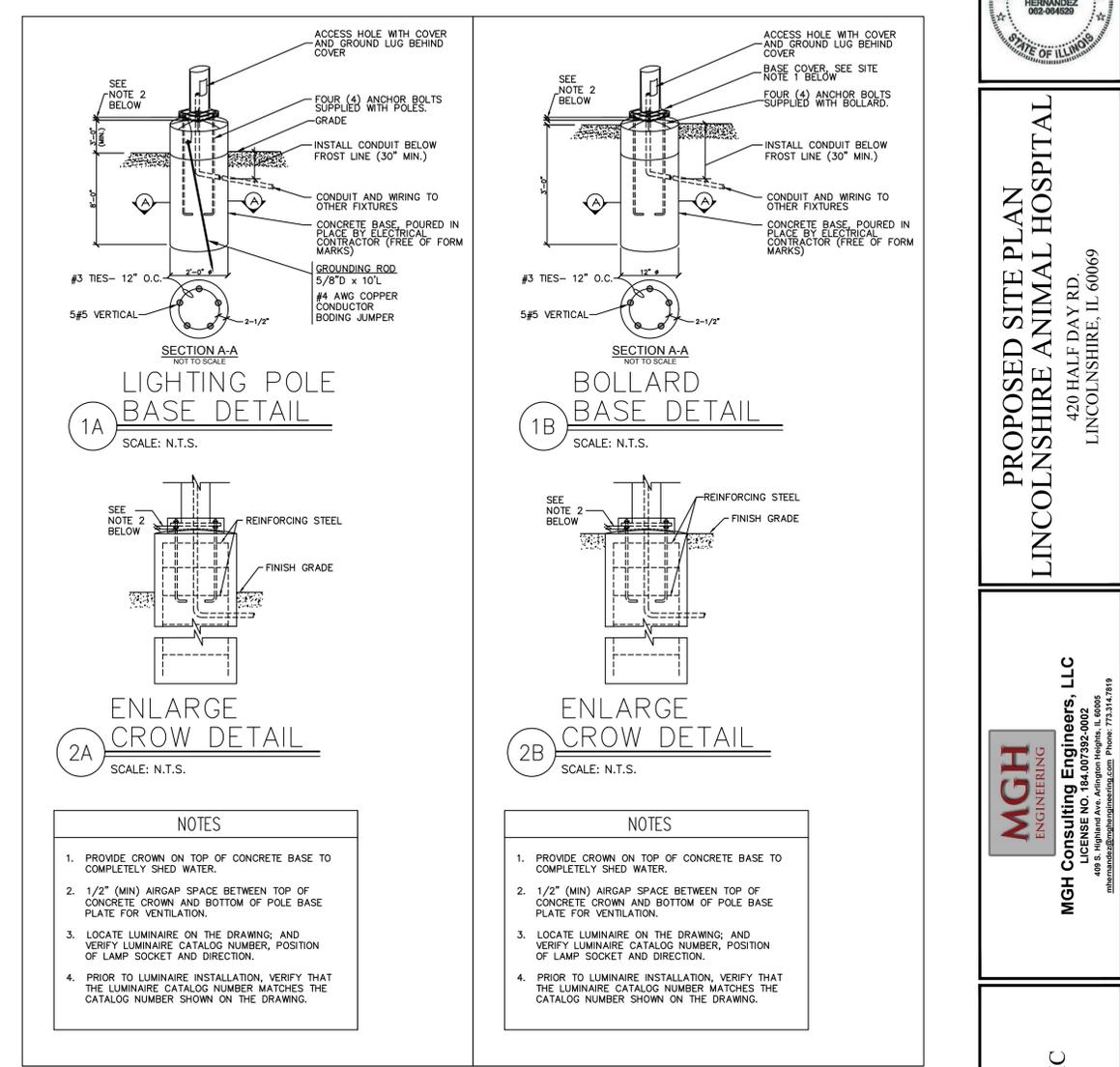
**GENERAL ELECTRICAL NOTES, SYMBOL LIST & DETAILS**

**ISSUED:**  
 3-9-19  
 ISSUED FOR REVIEW

**E-0**



**1 SITE PLAN - PHOTOMETRIC**  
 1" = 20'-0"



- NOTES**
1. PROVIDE CROWN ON TOP OF CONCRETE BASE TO COMPLETELY SHED WATER.
  2. 1/2" (MIN) AIR GAP SPACE BETWEEN TOP OF CONCRETE CROWN AND BOTTOM OF POLE BASE PLATE FOR VENTILATION.
  3. LOCATE LUMINAIRE ON THE DRAWING; AND VERIFY LUMINAIRE CATALOG NUMBER, POSITION OF LAMP SOCKET AND DIRECTION.
  4. PRIOR TO LUMINAIRE INSTALLATION, VERIFY THAT THE LUMINAIRE CATALOG NUMBER MATCHES THE CATALOG NUMBER SHOWN ON THE DRAWING.

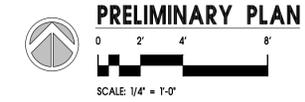
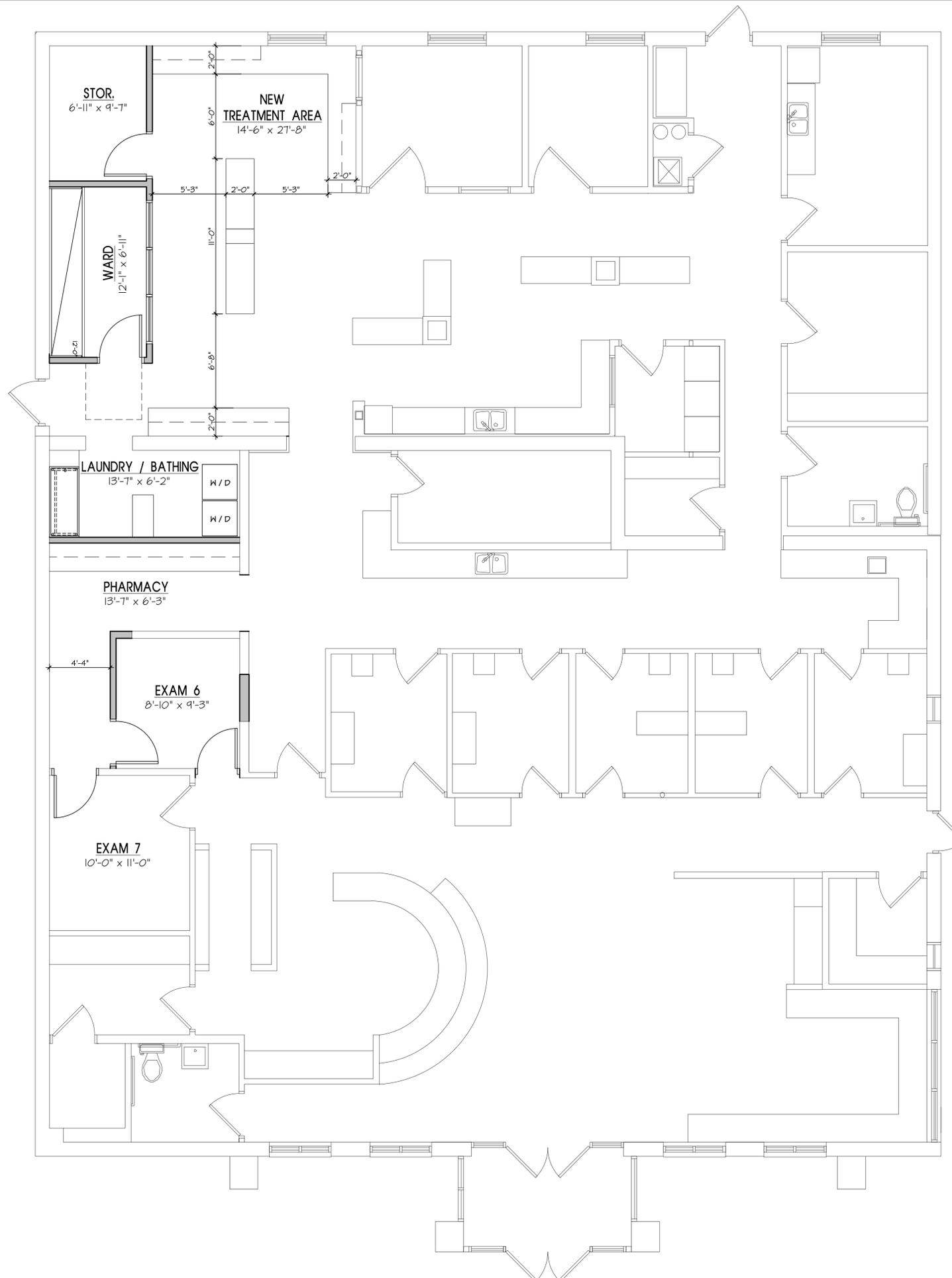
- NOTES**
1. PROVIDE CROWN ON TOP OF CONCRETE BASE TO COMPLETELY SHED WATER.
  2. 1/2" (MIN) AIR GAP SPACE BETWEEN TOP OF CONCRETE CROWN AND BOTTOM OF POLE BASE PLATE FOR VENTILATION.
  3. LOCATE LUMINAIRE ON THE DRAWING; AND VERIFY LUMINAIRE CATALOG NUMBER, POSITION OF LAMP SOCKET AND DIRECTION.
  4. PRIOR TO LUMINAIRE INSTALLATION, VERIFY THAT THE LUMINAIRE CATALOG NUMBER MATCHES THE CATALOG NUMBER SHOWN ON THE DRAWING.

SITE PHOTOMETRIC STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
<b>ALL SITE</b>	<b>0.6fc</b>	<b>17.0fc</b>	<b>0.0fc</b>	<b>N/A</b>	<b>N/A</b>
<b>WEST PARKING AREA</b>	<b>1.8fc</b>	<b>12.7fc</b>	<b>0.3fc</b>	<b>42.3:1</b>	<b>6.0:1</b>
<b>FRONT PARKING AREA</b>	<b>2.1fc</b>	<b>11.4fc</b>	<b>0.4fc</b>	<b>28.5:1</b>	<b>5.3:1</b>
<b>NORTH PARKING AREA</b>	<b>0.0fc</b>	<b>0.0fc</b>	<b>0.0fc</b>	<b>N/A</b>	<b>N/A</b>
<b>WALKING PATH</b>	<b>5.6fc</b>	<b>16.9fc</b>	<b>0.5fc</b>	<b>33.8:1</b>	<b>11.2:1</b>

LIGHTING FIXTURE SCHEDULE (PROVIDE SPECIFIED OR APPROVED EQUAL)									
FIXTURE TAG	SYMBOL	MANUFACTURER	MODEL NUMBER	LAMPS	VOLTAGE	WATTAGE	MOUNTING	NOTES	
F1	○	LITHONIA LIGHTING	KBR8 LED 16C 700 40K SYM MVOLT H36 MRAB U (COLOR AS SELECTED BY ARCHITECT AND/OR OWNER)	LED 2,022LM 4000K 70CRI	120-277V	39W	CONCRETE BASE	LED 36 INCH HIGH BOLLARD LIGHT COLOR AS SELECTED BY ARCHITECT AND/OR OWNER	
F2	○	EATON-McGraw EDISON	SIMILAR TO: GLEON-AF-02-LED-E1-T4FT MS/DIM-L20-ADJA-MA1191-XX (PROVIDE 12FT COMPATIBLE ROUND POLE MOUNTED ON A 3FT CONCRETE BASE)	LED 12533LM 4000K-70CRI	120V-277V	113W	POLE MOUNTED	POLE LED LIGHT AT 15FT HIGH, WITH 1 OR 2 POLE HEAD AS INDICATED IN PLAN & ADJUSTABLE ARM, DRILLING PATTERN AS REQUIRED BY POLE HEAD(S), COLOR AS SELECTED BY ARCHITECT AND/OR OWNER. PROVIDE 12FT POLE WITH VIBRATION DAMPERS AND GROUND LUG CONNECTION. POLE SHALL WITHSTAND WEIGHT AND E.P.A FOR 80M WIND	







**PRELIMINARY PLAN**



**LINDENGROUP**  
 ARCHITECTURE  
 LAND PLANNING  
 INTERIOR ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 10100 ORLAND PARKWAY SUITE 110  
 ORLAND PARK, ILLINOIS 60467  
 (708) 799-4400  
 WWW.LINDENGROUPINC.COM

**RWE MANAGEMENT COMPANY**  
 16 W 301 S. Frontage Rd., Suite 106  
 Burr Ridge, IL 60527  
 (630) 734-0883  
 JACOBY@RWE.COM

**Lincolnshire Animal Hospital**  
 420 Half Day Rd.  
 Lincolnshire, IL

DATE  
**2018-0119**  
 PROJECT NUMBER

FILE NUMBER  
**8-30-2018**  
 DATE

DRAWN BY

FINAL REVIEW

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**PRELIMINARY PLAN**

SHEET NAME  
**A-1.0**  
 SHEET OF

P:\2018\2018-0119\Drawing Title\PreDesign\2018-0118\_Lincolnshir.dwg, 8/20/2018, 1:58 PM, A-1.0

**REQUEST FOR BOARD ACTION  
Architectural Review Board  
April 23, 2019**

**Subject:** North Park Storage Facility - 1025 Riverwoods Road

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**Action Requested:** Consideration of the Construction of a Storage Facility for Equipment and Materials in the North Park Maintenance Yard

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**Originated By/Contact:** Wally Dittrich, Assistant Public Works Director/Village Engineer  
Marc Facchini, Public Works Management Analyst

---

**Advisory Board Review:** Park Board and Architectural Review Board

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**Background:**

The Village has identified a need for a new storage facility in the maintenance yard at North Park, located at 1025 Riverwoods Road, as shown in Figure 1 and 2. The previous storage facility in the maintenance yard was inadequate for the equipment and materials needed to maintain the park and was demolished in 2017 due to its poor condition. A new 1,200-square foot storage facility is proposed in the same general area to house materials and equipment that would otherwise be exposed to the elements or stored at the Public Works Facility on Schelter Road.



**Figure 1**



**Figure 2**

The existing maintenance building at North Park was designed by Smith Group JJR and presented to the ARB on September 15, 2000.

On April 15, 2019, the Park Board reviewed the current proposal and provided a unanimous favorable recommendation (see attached Document 4).

**Proposal:**

The storage facility will consist of two connected buildings, creating an “L” shape, as shown in Figure 3. The western elevation of the proposed structure facing Riverwoods Road will have a total length of 56’ and the north elevation will have a total length of 41’. The maximum building height will be 14’-4.” The proposed building will be significantly shorter than the existing adjacent maintenance building, which has a peak height of 19’-9”.

The proposed facility will be all metal and constructed with a sandstone base and pewter gray roof. The existing building has a rough cut stone base with cedar siding and cedar roof shingles. The proposed colors were selected as they are the most similar to the existing building (see Figure 4 and 5). See attached Document 2 for full specifications of the proposed storage facility and Document 3 for full specifications of the existing building.



**Figure 3**



**Figure 4**



**Figure 5**

In an effort to maximize curb appeal from Riverwoods Road, staff will be planting 2 evergreen trees on the north side of the existing solid fence and 12 evergreen trees on the west side (see Figure 6-8). The trees will be staggered in two rows on the west side of the fence and will be approximately 16'-18' tall. The trees will be an aesthetic natural barrier between the road and storage structure blocking view of the maintenance yard from Riverwoods road. The vegetation in the beds in front of the wood fence have died over the years and require replacement.



**Figure 6**



**Figure 7**



**Figure 8**

**Approval Process:**

1. Park Board review and recommendation regarding the placement of the proposed storage structure on park grounds.
2. Architectural Review Board review and recommendation regarding the structure design and corresponding landscaping.
3. Village Board final review and approval.

**Motion:**

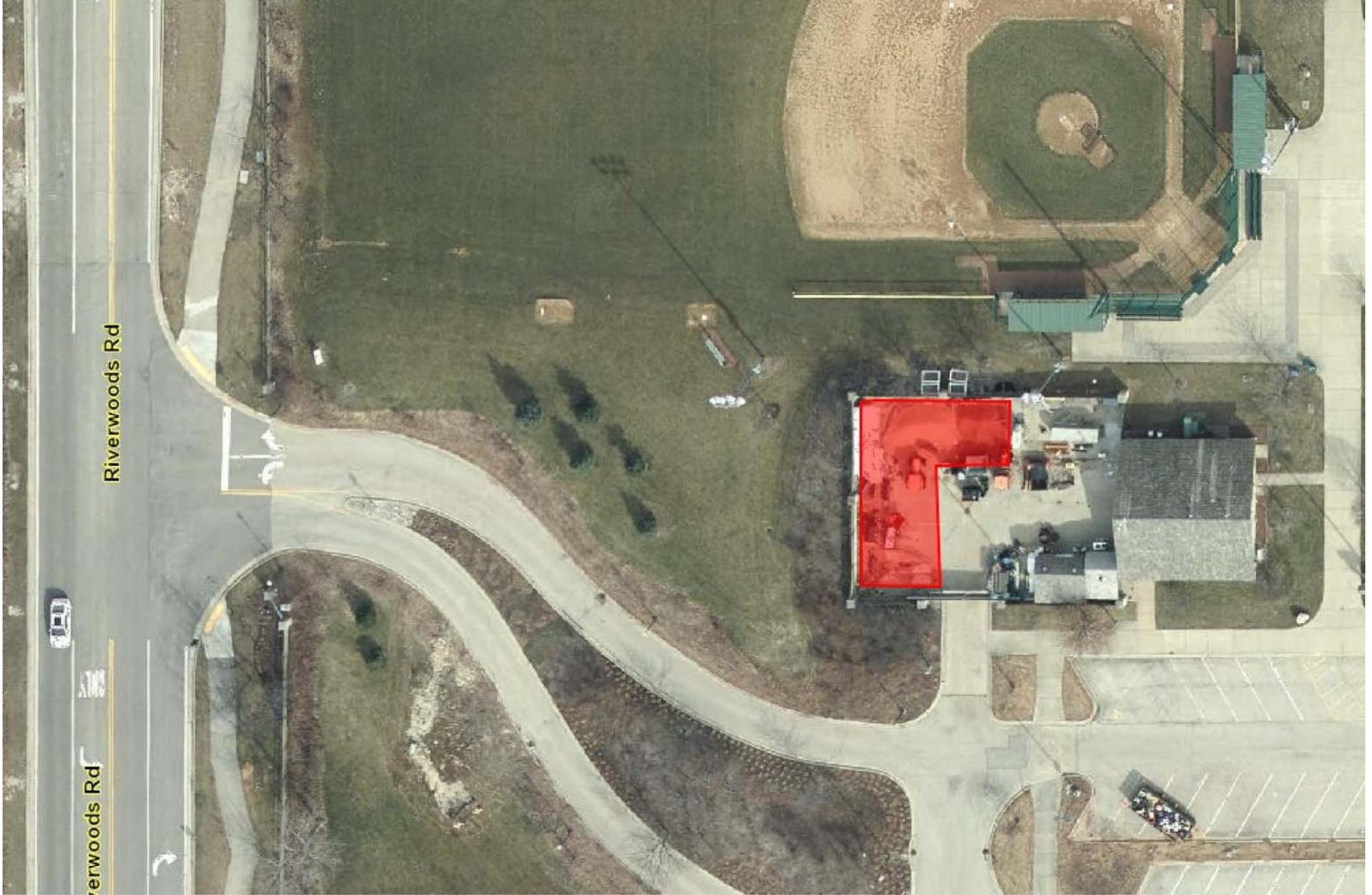
*The Architectural Review Board moves to approve and recommend approval to the Village Board of the installation for a new storage facility in the maintenance yard for North Park, located at 1025 Riverwoods Road, as depicted in the attached presentation packet. . . .*

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

**Reports and Documents Attached:**

- Document 1: Location Map.
- Document 2: Carport Central Quote and Storage Facility Design Specifications.
- Document 3: Existing Storage Building Specifications.
- Document 4: Unapproved April 15, 2019 Park Board meeting minutes.

<b>Meeting History</b>	
Park Board:	April 15, 2019
Architectural Review Board (current):	April 23, 2019





**Corporate Office**  
737 S. Main St.  
Mount Airy, NC 27030



Tommy Williams  
Building Specialist  
Carport Central Inc  
336-673-6018=direct  
980-321-9898 ext 120  
336-652-0387=text | tommy@carportcentral.com

DEALER / BUILDING SPECIALISTS: **CARPORT CENTRAL -- TOMMY** PHONE: **980-321-9898** DATE: **February 18th 2019**  
CUSTOMER NAME: **Marc Facchini #2** COUNTY: **Lake** TAX %:  
INSTALLATION ADDRESS: CITY: STATE: **IL** ZIP: **60069**  
PHONE NUMBERS: CELL:

Options and Specify:	<b>20x41 Vertical Roof Garage</b>	\$ 21,185.00	All Orders C.O.D.
Options and Specify:	<b>11' tall leg height</b>		\$ 21,185.00
Options and Specify:	<b>Both sides enclosed horizontally</b>		
Options and Specify:	<b>Both ends enclosed horizontally</b>		Price
Options and Specify:	<b>(2) 10'x10' roll garage door w/ header</b>		0.00
Options and Specify:	<b>(1) 36"x80" walk in man doors</b>		
Options and Specify:			Tax
Options and Specify:	<b>12x36 Vertical Roof Garage</b>		\$ 21,185.00
Options and Specify:	<b>11' tall leg height</b>		
Options and Specify:	<b>Both sides enclosed horizontally</b>		Subtotal
Options and Specify:	<b>Both ends enclosed horizontally</b>		15%
Options and Specify:	<b>(3) 10'x10' roll garage door w/ header</b>		
Options and Specify:	<b>(1) 36"x80" walk in man door</b>		Down Payment %
Options and Specify:	<b>Opening frame in between</b>		\$ 3,177.75
Options and Specify:	<b>Connected to main unit as shown</b>		
Options and Specify:			Down Payment
Options and Specify:	<b>***IL Certified for 70psf snow loads and 120mph wind speeds***</b>		
Options and Specify:	<b>***All anchoring and bracing included***</b>		
Options and Specify:	<b>***Delivered and installed***</b>		
<b>SEE ATTACHED IMAGES FOR DESIGN ACCURACY</b>			\$ 18,007.25
			Balance Due at Installation

BBB Rated and Accredited



Warranty Info:

20 year warranty on framing  
40 year warranty on sheet metal  
1 year workmanship guarantee  
Lifetime certification guarantee

**NOTE: FRAME 1 FOOT SHORTER THAN ROOF LENGTH**

THIS IS A ESTIMATED QUOTE AND IT INCLUDES DELIVERY AND INSTALL. ANY AND ALL OTHER FEES OR REQUIREMENTS WILL BE PRESENTED ON THIS FORM. PLEASE INFORM CONTRACTORS OF ANY UNDERGROUND CABLES, GAS LINES, OR ANY UTILITY LINES. CARPORT CENTRAL AND AFFILIATES WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. ANY BUILDING OVER \$15,000.00 AFTER DEPOSIT WILL REQUIRE HALF DOWN AT TIME OF SCHEDULING FOR DELIVERY. CUSTOMER IS RESPONSIBLE FOR PERMITS AND PERMIT FEES.

Village of

Agenda Item No. 3.1

09/19/00 ARB

## Lincolnshire

*Memorandum*

**To:** Karen Madigan, Chairman  
Architectural Review Board

**Date:** September 15, 2000

**From:** Steve McNellis, Development Manager *SM*  
Department of Community Development

**Subject:** **NORTH PARK BUILDINGS**  
**Elevation Plan Review**

**PETITIONER:** The petitioner is Smith Group JJR, on behalf of the Village of Lincolnshire, property owner of record.

**PROJECT**

**LOCATION:** The Village's North Park project is 65 acres in size, and is currently under construction at the southeast corner of Everett Road and Riverwoods Road, as is shown on the attached location map.

**REQUEST:** Review and approval of the building elevations for three park buildings at the Village's North Park development.

**PROJECT**

**BACKGROUND:** The Village reviewed and approved the Master Plan for North Park in early 2000. This park is intended to serve as the major community park for the Village, and will provide multiple recreational amenities; including soccer fields, baseball and softball fields, tennis courts, picnicking, trails, ice skating and sledding. Initial grading and site work began this past Spring, and full-scale park development has recently begun in earnest.

**PROJECT**

**SUMMARY:** There are four buildings being proposed in the North Park project; a concession building, a maintenance building, and two (picnic) shelter buildings. As you can see in the attached site plan, the concession and maintenance buildings are adjacent to the higher activity areas in the open section of the park, while the picnic shelters are nestled in the more-natural and lower-activity setting of the woodlands on the east side of the park.

**Maintenance & Concession Buildings**

The maintenance building is located at the southwest section of the park, and has been designed with a small maintenance yard, that is intended to be screened from the parking area through the use of a stone wall. This facility will be accessible to vehicles from the west end of the parking lot servicing this project. The architectural design of the maintenance building is consistent and compatible with the design of the concession building, which is located in a more centralized activity area in the park. Both of these buildings incorporate a rough-cut stone base along with stained cedar siding

13 September 2000

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

Re: Lincolnshire North Park  
23668.03



SmithGroup JJR

SmithGroup JJR Incorporated  
30 West Monroe  
Suite 1010  
Chicago, Illinois 60603  
t: 312 641 0770  
f: 312 641 6728  
www.smithgroup.com

Dear Architectural Review Board:

On behalf of the Village of Lincolnshire, SmithGroup JJR (SG JJR) is pleased to submit plans and elevations for the proposed buildings at North Park in Lincolnshire, IL. Attached is a site plan indicating the location of each building as well as building plans and elevations.

North Park is over 65 acres and is located at the southeast corner of Riverwoods and Everett Roads. When completed, North Park will provide the residents of Lincolnshire with opportunities for many types of recreation including soccer, softball, baseball, tennis, basketball, ice skating, sledding, hiking, cycling and picnicking. Proposed buildings include a concession and restroom building, two shelters and a maintenance building.

#### Architectural Design Concept

The improvements to Lincolnshire's North Park strongly express a vernacular form reminiscent of early 20<sup>th</sup> century national park buildings. This character is evident both through the use of natural materials and the way in which those materials are used. The buildings are structurally and visually supported on a solid base of natural rough-cut stone, laid in an ashler pattern. The 4'-0" base is finished with a cut stone sill, and the wall above is finished with vertical rough sawn cedar siding. Divided light windows are introduced throughout the structure to further express the vernacular character and provide natural light to the interior. The exposed heavy timber trusses support the high sloping form and are a dominating visual force in the Concession and Shelter buildings. Wood shingle roofing and the unique cupola on the Concession Building exemplify the natural materials and architectural forms, and are a focal point for North Park. The buildings enhance the area's atmosphere by utilizing the evocative historical architectural style and materials to create a strong visual identity for the Village of Lincolnshire and its Park patrons.

#### Concession Building

The Concession Building will house facilities for vending the general range of hot and cold food items associated with casual outdoor picnic dining. The food distribution service will occur via a pass-through window that is protected under a

canopy formed by extending the roof structure that will also provide shelter for several picnic tables. There are no plans for indoor food service at this time, although the building has been designed to permit the addition of an attached Party Room to allow for indoor food service.

The Concession Building will also contain Public Restroom facilities that are accessible to the Park through an open passageway in the building.

#### **Maintenance Building**

The Maintenance Building is an enlarged three-bay garage that will house three extended pick-up class trucks (or equivalently sized tractor-trailer units) along with storage space for park maintenance equipment and space for a workshop repair area. There will also be a separate Office/Lunchroom with a Toilet Room for the use of the Park Maintenance Staff.

In addition to the above, the Maintenance Building will house an electrical equipment room for the park facilities and a Storage Room for outdoor park equipment.

#### **Shelter Structure**

The Shelter Structure is an open air facility covering approximately 1,200 square feet with a central open fireplace.

We are pleased to provide the following responses to comments received from the Site Plan Review Board.

1. Concession building roof penetrations will consist of stack vent pipes that will be concealed in the cupola. The shelter roof penetration will consist of the fireplace chimney and is shown on the elevation. Maintenance building roof penetration will consist of one 4" diameter stack vent pipe. The pipe will protrude approximately 24" above the adjacent roof surface and will be painted to match the color of the roof, flat finish.
2. The buildings will not be air conditioned.

Feel free to call if you have any questions or comments.

Sincerely,

**SmithGroup JJR Incorporated**

Paul J. Wiese  
Principal















One Olde Half Day Road, Lincolnshire, IL 60069  
Phone: 847.883.8600 | Fax: 847.883.8608 | www.lincolnshireil.gov

**MINUTES OF THE  
PARK BOARD MEETING  
Monday, April 15, 2019**

Present: Ken Borgerding, Park Board Chairman  
Michael Brouillard  
Lee Campbell  
Lee Fell  
Suzi Siegel  
Dr. Mara Grujanac, Trustee Liaison  
Walter Dittrich, Assistant Public Works Director / Village Engineer  
Tim Baynon, Forestry/Parks Foreman  
Marc Facchini, Management Analysis  
Todd Shields, Reporter

Absent: Michael Blasek  
Sandra Wright  
Kai Zhou

Location: Lincolnshire Village Hall, Lincolnshire Illinois 60069

**1.0 CALL TO ORDER**

Chairman Borgerding called the meeting to order at 7:00 pm

**2.0 ROLL CALL**

Forestry/Parks Foreman Baynon called roll and determined a quorum was present.

**3.0 APPROVAL OF MINUTES**

**3.1 Approval of the Minutes of the March 21, 2019 Meeting of the Park Board (Village of Lincolnshire)**

The Park Board reviewed the minutes of the March 21, 2019 meeting. A motion was made by Mr. Fell, seconded by Mr. Campbell, to approve the minutes as presented.

**4.0 RESIDENT COMMENTS AND REQUESTS**

4.1 None

**5.0 RECREATION**

5.1 None

**6.0 PARKS**

**6.1 Consideration and Discussion of an Equipment and Material Storage Facility to be Constructed in the North Park Maintenance Yard (Village of Lincolnshire)**

Mr. Dittrich provided a brief overview of this agenda item to the Park Board. Mr. Dittrich explained that the covered storage was on the smaller side and was made out of sheet metal. Mr. Dittrich explained that this storage facility was in poor condition and had to be

demolished in 2017. Mr. Dittrich is proposing a new pre-fabricated 'L' shape structure that is built out of sheet metal. Mr. Dittrich gave more specific information to the Park Board regarding color options, dimensions, and surrounding vegetation.

Trustee Grujanac explained to Mr. Dittrich that she understands that this proposed storage facility will be screened by arborvitaes but thinks that it is a pretty simple design and thinks that he may get some questions regarding what the difference would be if staff were to make it more like the current shed that is on the other side.

Mr. Brouillard asked Mr. Dittrich what will be storage in the new material storage facility. Mr. Dittrich said that the mini loader, tractor, attachments for the tractor, and miscellaneous materials. Mr. Dittrich explained how in the winter the mini-load and tractor stay inside the garage but in the summer both pieces of equipment sit outside since they are constantly being used.

Chairman Borgerding asked Mr. Dittrich if this proposed facility is staying within the existing footprint of the yard and Mr. Dittrich said yes.

A motion made by Mr. Fell to recommend approval and have this placed on the consent agenda for review at the next Architectural Review Board Meeting. This motion was seconded by Mrs. Siegel with a suggestion that there could be a fun painting contest which would consist of painting the storage facility doors.

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