



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, May 21, 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, April 23, 2019

3.0 ITEMS OF GENERAL BUSINESS

3.1 Recommendation of Approval to the Village Board for a Major Amendment to the Rivershire Planned Unit Development (PUD) to Install a Yard Fence along Riverside Road

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, April 23, 2019 in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chair Kennerley and Members Orzeske, Baskin and Santosuosso

ABSENT: Members McCall and Tapia; Trustee-Liaison Hancock

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

CALL TO ORDER **Chair Kennerley** called the meeting to order at 7:00 P.M.

1.0 ROLL CALL

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

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Architectural Review Board (ARB) held on Tuesday, March 19, 2019.

Member Baskin noted Item 3.3, regarding Ravinia Plumbing's request, the minutes indicated the vote was unanimous. **Member Baskin** stated he voted against the approval.

Member Baskin moved and **Member Orzeski** seconded the motion to approve the minutes as amended for the March 19, 2019 Architectural Review Board.

The motion passed unanimously by voice vote.

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)

Chair Kennerley recessed the Architectural Review Board (ARB) meeting and convened the public hearing, outlining the required public hearing process.

PDM Zozulya provided an overview of the changes to the Sign Code which were requested by the Architectural Review Board during earlier deliberations. The changes included revisions to Chapters 4, 6, 8, 9, 12 and 13 of the Sign Code.

Per the direction of the ARB, brand new ground signs and structural ground sign changes in all sign districts will now be reviewed and approved by the ARB. The front-lit restriction will also be removed. In regards to the request of the ARB to include new language stating the ground sign size and landscaping should be in scale with each other for a unified and aesthetically pleasing look, **PDM Zozulya** stated this was not included per recommendation from the Village Attorney. "Aesthetically pleasing" was considered too subjective; however the ARB would have the ability to review landscaping and sign scale as part of their review process. **PDM Zozulya** added any sign variation request would be reviewed by the ARB with final review and approval by the Village Board. **PDM Zozulya** reviewed other changes which were redlined in the ARB packets, adding those changes were also reviewed by the Village Attorney.

Chair Kennerley opened the floor to members of the ARB. **Member Baskin** inquired about the real estate community's concerns. **PDM Zozulya** said this issue was deliberated by Village Board in March 2019 after the ARB public hearing and the Village Board extended the sign display duration while maintaining the approved size. **Member Santosuosso** noted some typographical errors in the numbering in Chapter 6 (Establishment of Sign Districts). Staff stated they would correct accordingly before forwarding the proposal to the Village Board.

There being no further comment from the ARB or audience, **Chair Kennerley** closed the public hearing and reconvened the ARB meeting.

Member Orzeske moved, seconded by **Member Santosuosso**, having conducted and concluded a Public Hearing on April 23, 2019, that the Architectural Review Board recommended approval to the Village Board the 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 with corrections made to Chapter 6 numbering.

Roll Call:

Ayes: Kennerley, Orzeske, Baskin, Santosuosso

Nays: None

Motion passed unanimously by roll call vote.

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)

CED staff played an aerial drone video for an overview of the subject property and surrounds.

Dr. Stuart Clarke, Lincolnshire Animal Hospital, provided a brief history of the Lincolnshire Animal Hospital noting in 2009 they completed a remodel and building expansion, including an access driveway to the rear parking lot. Since then, staff has grown to more than 20 employees with only 12 parking spaces.

Staff and customers have resorted to using the access drive for parking. **Dr. Clarke** added they are under contract to purchase the lot at 2 Hotz Road and plan to add additional parking spaces, fencing, and landscaping. **Dr. Clarke** stated the proposed plan is an improvement to the site, increasing visibility of the lot by removing the dead and diseased trees. **Dr. Clarke** added by designing the parking lot in an east/west configuration, they will lessen the impact on the existing wetlands and adjoining properties, include additional landscape and fencing to screen the adjacent properties to the north, and install downward-facing parking lot lighting. He further noted Lake County Storm Water Management may be requiring some adjustments to the onsite storage location as part of their review.

Member Orzeski inquired about ADA-accessible parking. **Dr. Clarke** noted these stalls will meet the requirements per the state accessibility code.

Member Baskin noted the vacant lot is rustic and understood the needs for improvements, but asked what they were trying to achieve with this expansion. **Aaron Zych, ILT Vignocchi Landscape Architecture**, said they did not want to clear cut the lot. He added the overall goal is to enhance the site, make it inviting to the customers, be non-obtrusive, and an enjoyable walk from the parking lot to the building. **Member Baskin** asked the petitioner to discuss the scale of the project. **Aaron Zych** discussed the three-layer concept in design: Layer 1 being the ground cover; Layer 2 being ornamental trees and shrubs; and Layer 3 being larger evergreen and deciduous trees. **Aaron Zych** stated the site has abundant landscaping regarding Layer 3, but will require enhancement of ground cover and ornamental trees to "step down" the scale of the site. The larger trees being along Route 22 and the north property line would be retained.

Chair Kennerley commented she liked the concept but had concerns regarding the health of the ornamentals and ground covers due to animal waste. She inquired whether woodchips could be included as a 3-4 foot buffer on each side of the proposed parking lot area or an area dedicated for this purpose be added to the plan. She added she appreciated the outreach by the applicant to the neighbors and their input in the design phase. In regards to the fence line, **Aaron Zych** said it would be adequately screened. **Dr. Clarke** noted there was an existing pet walk area by the building entrance specially treated for animal waste. **Chair Kennerley** said she would like to make sure the new landscape area and materials are protected accordingly.

Member Orzeske inquired about the curb cut on Hotz Road. It was determined both left- and right-hand turns onto Hotz will be permitted.

PDM Zozulya reviewed the results of the preliminary evaluation meeting by the Village Board and the recommendations from the Zoning Board with unanimous approval. She stated the petition will advance to the Village Board after receiving final permit approval from the Lake County Storm Water Management Commission.

Member Baskin moved, seconded by **Member Santosuosso**, that the Architectural Review Board recommended approval to the Village Board 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 the recommendation for providing wood chips in appropriate areas surrounding the new parking lot.

Motion passed unanimously by voice vote.

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)

Walter Dittrich, Assistant Public Works Director/Village Engineer (APWD/VE) presented the Village's plans for a new 1,200 square-foot storage facility at North Park. He stated the project has been in the Capital Improvement Plan for several years. Prior to this request, equipment was stored in a smaller facility at North Park but due to its poor condition, it was removed in 2017. Since then, most equipment has been exposed to the elements and when possible, stored at the Public Works facility on Schelter Road. The proposal calls for an L-shaped, pre-fabricated metal structure with a roof height peak of 14'-4". The proposed color is designed to coordinate with the existing maintenance building which has a sandstone base and a pewter grey roof.

Chair Kennerley inquired about the existing fence and landscaping. **APWD/VE Dittrich** said there is an existing 6-foot wood solid fence around the perimeter of the building area. Dead landscaping along the fence has been removed with plans to replant with 16-foot-tall arborvitaes along the west and north side.

Member Baskin said he understands this is a utility, budget-conscious building. However, he added he was not comfortable with approving a pre-fabricated structure with the proposed roof peak and scale not being contextually fitting.

Chair Kennerley noted this is an upgrade from the previous storage facility.

Member Santosuosso asked if additional landscaping would be possible. Staff stated they would investigate additional landscaping and extending the peak of the roof. **Member Orzeski** said the scale of the renderings does not appear to be correct. He noted the structure would be approximately 300 feet from Riverwoods Road and totally enclosed within the fence. **Member Orzeski** also requested staff to consider additional landscaping. **Member Baskin** suggested changes, including increasing the roof height, giving the building exterior more dimension and more detailed renderings of the proposal. **Member Orzeske** agreed saying if they enhanced the roof line or added tall landscaping, it would be an improvement

Member Santosuosso inquired about the location of the proposed storage structure. It was determined the location would be behind the fence for security purposes.

Chair Kennerley moved, seconded by **Member Orzeski**, that the Architectural Review Board recommended approval to the Village Board for 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 and further subject to looking at potential options for the pre-fabricated structure for additional roof height, additional spandrel above the garage doors, and providing additional renderings and elevations of the proposed structure and location of screening and landscaping for the Village Board review and final action.

Roll Call:

Ayes: Members Orzeske, Santosuosso, and Chair Kennerley

Nays: Member Baskin

Motion passed.

3.0 UNFINISHED BUSINESS

None.

4.0 NEW BUSINESS

None.

5.0 CITIZENS COMMENTS

None.

6.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:20 p.m.

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

DRAFT

**REQUEST FOR BOARD ACTION
Architectural Review Board
May 21, 2019**

Subject:	Rivershire Homeowners Association #2 Fence Installation
Action Requested:	Recommendation of Approval to the Village Board for a Major Amendment to the Rivershire Planned Unit Development (PUD) to Install a Yard Fence along Riverside Road
Petitioner:	Rivershire Homeowners Association #2
Originated By/Contact:	Ben Gilbertson, Assistant Village Manager/CED Director
Referred To:	Architectural Review Board

Background:

- The Rivershire Homeowners Association #2 (HOA) seeks to install a fence along Riverside Road to provide screening and security for Rivershire residents with zoning exceptions for fence height and opacity.
- Only the southern-most area of the Rivershire subdivision would benefit from the proposed fence installation. This area is immediately adjacent to Riverside Road and the Lincolnshire Trails townhome subdivision (as outlined in green in Figure 1), east of Milwaukee Avenue.
- The Rivershire Planned Unit Development is a mix of R-3 Single Family and R-4 Multiple Family zoning districts. The majority of the property is zoned R-3 Single Family. The entirety of the Rivershire subdivision is outlined in red (see Figure 1) and bordered by:
 - *East:* the Lincolnshire Marriott Resort and Lincolnshire Trails subdivision.
 - *West:* Milwaukee Avenue, with the Lincolnshire Corporate Center directly across Milwaukee Avenue.
 - *North:* Tom's Price Home Furnishings and 12.6 acres of vacant land (owned by Rivershire Commercial Area Property).
 - *South:* Riverside Road, with the Camberley Club directly across Riverside Road.
- On March 21, 1971, the Village Board granted a Special Use Permit known as the Rivershire Planned Unit Development (Ordinance No. 71-247-8) for the subject property.

Figure 1: Rivershire Subdivision and Impacted Area



- Since then, the establishing ordinance has been amended six times for the following requests:
 - December 12, 1972 (Ordinance No. 72-277-21): classifying certain parcels under the B2 zoning district and granting a Special Use permit, subject to amending the Village Code to place a five story / 65' height restriction for multi-family buildings.
 - November 10, 1977 (Ordinance No.77-503-37): approval for the development of a campus-style mall.
 - October 14, 1996 (Ordinance No.96-1463-47): rezoning, final plat of subdivision, and building / site / landscape plans for a home furnishing store (Tom's Price Furniture Store).
 - June 8, 1998 (Ordinance No. 98-1569-31): rezoning, final plat of subdivision, final plat of vacation and abrogation of Jamestown Lane right-of-way, and corresponding building / site / landscape plans for a bank (Bridgeview Bank).
 - May 10, 1999 (Ordinance No.99-1642-26): rezoning and approval of corresponding building / site / landscape plan and building elevations for a home furnishing store (Zierks Home Furnishings).
 - November 10, 2003 (Ordinance No. 03-1878-55): rezoning and approval of corresponding building / site / landscape plans, building elevations, and parking accommodations for a home furnishing store (Drexel Heritage Furniture Store).

Fence Proposal Summary:

- **Basis for Petition:** The petitioner requests installation of approximately 1,075 linear feet of an 8'-tall cedar board-on-board yard fence along the southern (rear) property line of 10 homes immediately adjacent to Riverside Road. The proposed fence is intended to replace the original 6'-tall fence, which fell into disrepair over the years and was further damaged due to construction associated with the Lincolnshire Trails subdivision and required improvements to Riverside Road. The original fence was dismantled in April 2019 by a contractor per the direction of the HOA.
- **Lincolnshire Trails Construction Impacts:** The petitioner requests installation of a fence to provide screening and security from Riverside Road for Rivershire residents. With approval of the Lincolnshire Trails subdivision, a water main connection was made to the existing Village water system in Rivershire. However, this necessitated the removal of invasive vegetation within the right-of-way and along the original fence line. A large drainage ditch was also constructed in the right-of-way to provide sufficient stormwater drainage in approximately the same area as the water main connection, requiring additional vegetation removal. Additionally, Riverside Road was raised approximately three feet to elevate it from the flood plain. As such, the original fence did not afford sufficient screening from vehicles on Riverside Road.
- **Basis for Major PUD Amendment:** In reviewing the various Rivershire PUD ordinances, staff did not discover any indication of or approval for construction of a fence along Riverside Road. Additionally, the petitioner is requesting zoning exceptions for fence height and opacity (see paragraph below). As such, a major amendment to the PUD to allow for the fence installation, height, and opacity is needed.
- **Basis for Zoning Exceptions (Fence Height and Opacity):** Section 6-15-3-A-1-C-i of the Village Code limits the height of non-arterial residential yard fences to 4'. The petitioner requests an 8' fence. Additionally, Section 6-15-3-A-1-B requires fences to be constructed of

at least 40% opaque materials. The proposed fence is a board-on-board, shadowbox design which is 0% opaque, meaning that one cannot see through the fence standing straight on. The petitioner requests the height and opacity zoning exceptions to provide sufficient screening due to the raised elevation of Riverside Road and removal of vegetation that previously provided additional screening. The petitioner will be required to provide Findings of Fact to justify their zoning exception requests prior to the public hearing with the Village Board. Staff supports the height and opacity zoning exceptions.

- **Landscaping:** The majority of the 1,075' fence line will be screened by existing, mature trees and bushes. Only a portion of the fence (approximately 100') will be entirely exposed. Landscaping cannot be installed in this location due to the recent construction of the drainage ditch associated with the Lincolnshire Trails subdivision. However, the petitioner has indicated exploring groundcover landscaping options in partnership with Taylor Morrison, developer of the Lincolnshire Trails subdivision. If the petitioner requests landscaping after the Village Board's approval of the fence, this would require future review and approval by the Architectural Review Board.
- **Taylor Morrison Support:** The petitioner has communicated with Taylor Morrison regarding the fence installation. Taylor Morrison has agreed to reimburse the HOA for a portion of the fence installation costs.

Approval Process:

The following approval process applies for the major amendment to the PUD and the zoning exceptions.

- 1) **Preliminary Evaluation:** Based on favorable feedback from the Village Board at the May 13, 2019 Committee of the Whole meeting, the petitioner decided to proceed to the next step in the approval process (Architectural Review Board).
- 2) **Architectural Review Board:** the Architectural Review Board will review the fence design and make a recommendation to the Village Board, subject to approval of the fence height and fence opacity zoning exceptions by the Village Board at a future meeting.
- 3) **Committee of the Whole / Village Board:** The Village Board will hold a public hearing to consider the fence installation and height/opacity zoning exceptions, as this is a major amendment to the PUD (i.e., the Zoning Board will not be involved). The Board will also evaluate the petitioner's responses to the Findings of Fact for Planned Unit Development standards.

Motion:

The Architectural Review Board moves to recommend approval to the Village Board of the proposed fence design and materials, as presented in the packet submitted by Rivershire Homeowners Association #2...

{and further subject to...}

Reports and Documents Attached:

Document 1: Petitioner's cover letter to the Architectural Review Board.

Document 2: Petitioner's planning and zoning application for a Major Amendment to Special Use/PUD and New Structure/Development.

Document 3: Images of the original fence adjacent to Riverside Road (prior to removal).

Document 4: Images of the proposed fence adjacent to Riverside Road.

Document 5: Title 6, Chapter 15 of the Lincolnshire Village Code (Fences and Screens).

Meeting History	
Committee of the Whole	May 13, 2019
Architectural Review Board	May 21, 2019



To: Chair Kennerley and Members of the Architectural Review Board -

The Rivershire Homeowner's Association #2 would like to request height and opacity exceptions for the fence on the south edge of the property that runs along the north side of Riverside Road. Additionally, the association is requesting a major amendment to the PUD to allow for installation of the fence. By way of background, the existing fence that was originally installed by the developer of the property had fallen into disrepair due to normal wear & tear after 25 years. The poor condition of fence was exposed due to recent activity by the Lincolnshire Trails developer to install the subdivision's water connection and the improvements to Riverside Road. The area adjacent to the roughly 100' of fence nearest the new development was cleared of vegetation by Taylor Morrison for the connection to village water supply. Recent wind storms had knocked down several sections in this area. The association board over the past 6 months has secured estimates and determined that they would replace the entire 1,000' of fencing. The old fence was recently removed in anticipation of replacement. The original fence was 6' in height, constructed of cedar with solid panels and cedar 4"x4" vertical support posts. Since the development of Lincolnshire Trails the roadway has been improved and the road bed has been raised by nearly two feet. With the increased height of the road and the increased traffic the development will bring, association residents would like to screen as much of the view from their homes by increasing the height of the fence to 8'. In specifying an 8' height the panel was changed to a board on board shadowbox design. This design will have the same view for residents as it will for motorists on Riverside Road, there is no "bad" side to the fence. While a straight on view provides full screening, 0% opacity, a side view doesn't allow for one to hide behind the fence. The fencing industry considers this board on board design to be 30% opacity. Also due to the height and wind loads the vertical posts will be steel versus the previous fence verticals that were cedar. The posts of a wood fence are the weakest areas and almost always the point of failure. The steel posts will give the new fence a much longer life expectancy. The posts will be clad with cedar making them appear as a conventional wood post when viewing from either side. The association has been working very closely with the management of Taylor Morrison and the Rivershire Trails development to facilitate the water connection and the replacement of the fence. They strongly support the installation of the new fence and the enhanced appearance it will provide for prospective buyers as they enter their property. Their support is so strong that it includes a significant reimbursement to the association to help defray the cost of installation. There is no plan at this time for any additional landscaping along the fence line as viewed from Riverside Road. The recent roadway improvement has left no room for any significant plantings, since the area between the fence and curb is mainly drainage. There could be ground cover planted in this area to minimize erosion and we believe that Taylor Morrison is committed to doing this in the 100' area that was cleared to facilitate the water connection.



The association would ask that anything that can be done to expedite this request would be appreciated. Due to a communication lapse between the contractor and the property manager the request for variance was not done in a timely manner. This has created a situation of concern with regard to safety and security of the homeowners. While the old fence was in disrepair it did provide some restriction of access to the property. We have provided photos of the old fence and the proposed new fence to help the board better understand the nature of this request. The 54 residents of Rivershire Homeowner's Association #2 appreciate your time and consideration of their request for a variance.

Sincerely,

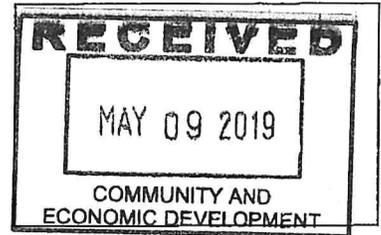
A handwritten signature in black ink that reads 'David Weiner'.

David Weiner

Senior Portfolio Manager



One Olde Half Day Road
Lincolnshire, IL 60069
847.883.8600
www.lincolnshireil.gov



PLANNING & ZONING APPLICATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Application Number: _____

PROPERTY ADDRESS: ONE RIVERSHIRE LANE, LINCOLNSHIRE, IL 60069

PIN #(s): _____

APPLICANT NAME: RIVERSHIRE HOMEOWNER'S ASSOCIATION # 2

APPLICATION REQUEST(S) Please check all that apply

- | | |
|--|--|
| <input type="checkbox"/> Amendment | <input type="checkbox"/> Appeal of Administrative Decision |
| <input type="checkbox"/> Text* | |
| <input type="checkbox"/> Annexation Agreement | <input type="checkbox"/> Annexation* |
| <input type="checkbox"/> Other | |
| <input checked="" type="checkbox"/> Architectural Review Board (ARB)* | <input type="checkbox"/> Rezoning* |
| <input checked="" type="checkbox"/> New Structure/Development | <input type="checkbox"/> Subdivision* |
| <input type="checkbox"/> Modification to Structure/Development | |
| <input type="checkbox"/> New Signage | <input type="checkbox"/> Variance* |
| <input type="checkbox"/> Modification to Signage | |
| <input checked="" type="checkbox"/> Special Use* | |
| <input type="checkbox"/> New Special Use/PUD | |
| <input checked="" type="checkbox"/> Major Amendment to Special Use/PUD | |
| <input type="checkbox"/> Minor Amendment to Special Use/PUD | |

* Refer to the applicable Information Packet for additional information and required materials.

DESCRIPTION OF REQUEST(S):

THE ASSOCIATION WOULD LIKE TO REPLACE THE EXISTING 6' FENCE THAT BORDERS THE SOUTHERN BOUNDARY OF THE PROPERTY. THE NEW FENCE THE ASSOCIATION IS REQUESTING IS AN 8' CEDAR SHADOW BOX DESIGN. THE PRIMARY REASON FOR EXTENDING THE HEIGHT IS DUE TO THE RECENT IMPROVEMENTS TO RIVERSIDE ROAD THAT RAISED THE ROAD BED. WITH THE ADDED TRAFFIC ON RIVERSIDE ROAD DUE TO THE NEW LINCOLNSHIRE TRAILS DEVELOPMENT, THE INCREASED HEIGHT OF THE FENCE WILL EFFECTIVELY PROVIDE THE SAME SCREENING AS THE 6' FENCE AND THE LOWER ROAD BED,

Attach additional pages if necessary

APPLICANT INFORMATION

Applicant Information

Name: RIVERSHIRE HOMEOWNERS ASSOC #2 Company: _____
Address: ONE RIVERSHIRE LANE Telephone: () _____
LINCOLNSHIRE, IL 60069 Fax: () _____
Email Address: _____

Primary Contact Information (if different than Applicant Info)

Name: DAVID WEINER Company: MK ASSET MANAGEMENT
Address: ONE RIVERSHIRE LANE Telephone: (224) 580-2268
LINCOLNSHIRE, IL 60069 Fax: (847) 634-6551
Email Address: DWEINER@MKASSET.COM

Property Owner Information (if a Trust, see attached Beneficiary Disclosure Form)

Name: _____ Company: _____
Address: _____ Telephone: () _____
Fax: () _____
Email Address: _____

REPRESENTATIVES INFORMATION

Attorney

Name: _____ Company: _____
Address: _____ Telephone: () _____
Fax: () _____

Architect/Land Planner

Name: _____ Company: _____
Address: _____ Telephone: () _____
Fax: () _____

Engineer/Land Surveyor

Name: _____ Company: _____
Address: _____ Telephone: () _____
Fax: () _____

Landscape Architect

Name: _____ Company: _____
Address: _____ Telephone: () _____
Fax: () _____

Other: CONTRACTOR / SUPPLIER

Name: DAVID MILLER Company: ARONSON FENCE CO., INC
Address: 26356 W. IVANHOE ROAD Telephone: (847) 526-9300
WAUCONDA, IL 60084 Fax: (847) 526-9354

REQUIRED MATERIALS

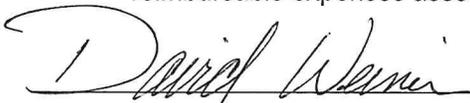
The materials identified below must be included with the Application, *incomplete submittals will not be accepted*. Prior to submitting an Application Packet, a pre-application meeting with the Planning Staff is recommended.

- Letter of Request:** The Applicant must provide a letter to the attention of the Mayor and Village Board of Trustees, with this application, which describes the request(s) and outlines the reason(s) for the request(s).
- Legal Description:** The legal description of all subject properties must be submitted in (1) an accurate and legible 8½" x 11" paper format, and (2) an electronic duplicate in Microsoft Word format.
- Plat of Survey:** An accurate Plat of Survey prepared by a registered land surveyor or professional engineer. The Plat of Survey must include all information required by the Illinois Survey Manual.
- Application Fee(s):** See page 4 of this Application.
- Cash Advance Account Deposit:** See page 4 of this Application
- Accompanying Documents Identified in Information Packet (if necessary)**

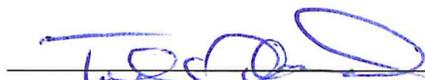
APPLICANT/OWNER ACKNOWLEDGEMENTS

The Applicant(s) and Owner(s) do hereby certify, acknowledge, and affirm that:

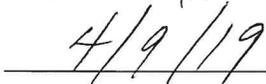
1. I (We) have carefully and fully read this application, and all of the statements contained in this Application Packet are true.
2. I (We) fully understand and agree to comply with the terms and provisions outlined in this application and the Lincolnshire Village Code.
3. I (We) agree to pay all applicable filing fees and assume responsibility for the payment of all reimbursable expenses associated with the processing of this application and request(s).



Signature of Applicant



Signature of Property Owner



Date



Date







Document 4



Document 4



Document 4



Document 4



CHAPTER 15

FENCES AND SCREENS

SECTION

- 6-15-1: Intent and Purpose**
- 6-15-2: General Requirements**
- 6-15-3: Specific Requirements by Type**
- 6-15-4: Permits, Variations and Exceptions**

6-15-1: INTENT AND PURPOSE: This Chapter is intended to regulate the location, appearance and construction of residential and non-residential fences and screens that may be constructed in the Village. The purpose of these regulations is to maintain the public health, safety and welfare, to define boundaries, to protect the property values and economic well-being of the Village, and to promote the openness of residential yards in the Village.

6-15-2: GENERAL REQUIREMENTS:

A. Location:

1. General:
 - a. Fences and screens (except underground electronic fences) shall not be located within a required front or corner side yard setback and shall not extend beyond the front façade of a primary structure. If the front façade of a primary structure is located within a required front or corner side yard setback, constructed fences or screens shall not extend into that required setback.
 - b. Any owner desiring to locate a fence in, over, upon or across an easement shall be required to submit a waiver on a form supplied by the Village of Lincolnshire.
2. Floodway: No fence shall be located within the Floodway except to the extent permitted by the Lake County Watershed Development Ordinance, as amended. By way of example but not permission, a fence may be permitted in the floodway if it is associated with a recreational facility, such as playing fields or trail systems, and is designed to be 50% open when viewed from any one direction and parallel to the direction of flood flows.

B. Appearance:

1. Color: All fences and screens shall be of a color which blends with the natural surroundings or is complementary to a color used in the primary structure on the lot. All metallic fences permitted by the provisions of this Chapter shall be a pre-finished white, black, dark brown or dark green color. Permitted chain link fences may be vinyl coated in above colors.
2. Height: The overall standing fence height may be increased by no more than 4" to accommodate decorative fence elements such as caps. Fences shall not be placed on constructed earthen berms or mounds, unless the Village Board has granted a variation to the fence height requirements.
3. Materials: Fences shall be constructed of a non-metallic or ornamental metal material and must be of the open type with a finished side facing outward, unless otherwise specified in the provisions of this title. Chain link, barbed wire and other non-self supporting fences are prohibited, except where they are specifically permitted by this Code. Metal screens are prohibited.

C. Construction Requirements: All fences and screens in the Village require a building permit issued by the Village. All fences and screens shall be constructed of materials and in a manner which meets or exceeds the requirements of all adopted codes. Fence posts shall be designed of a decay or corrosion resistant material and shall be embedded into tamped earth, compactable gravel or concrete, to a depth which will ensure structural stability.

6-15-3: SPECIFIC REQUIREMENTS BY TYPE: The following requirements are supplemental to the General Requirements described in Section 6-15-2, and where there is a conflict between the General Requirements and Specific Requirements set forth below, the Specific Requirements shall take precedence and control.

A. Fences:

1. Yard Fences:
 - a. Location:
 - (i) Fences shall not be located within a required front or corner side yard setback and shall not extend beyond the front façade of a primary structure. However, fences shall be

permitted to be located within a required corner side yard setback on lots with a corner side yard adjacent to Half Day Road or Riverwoods Road. If the front façade of a primary structure is located within a required front or corner side yard setback, a fence shall not extend into that required setback. Fences in adjacent interior side yards which abut Half Day Road are required to be constructed so that such fences are aligned horizontally, unless such alignment conflicts with other regulations of this Section. No portion of a fence shall be constructed within a dedicated conservancy area or conservancy easement that runs continuously between adjacent lot lines. (Amd. Ord. 14-3328-55 eff. 06-09-14)

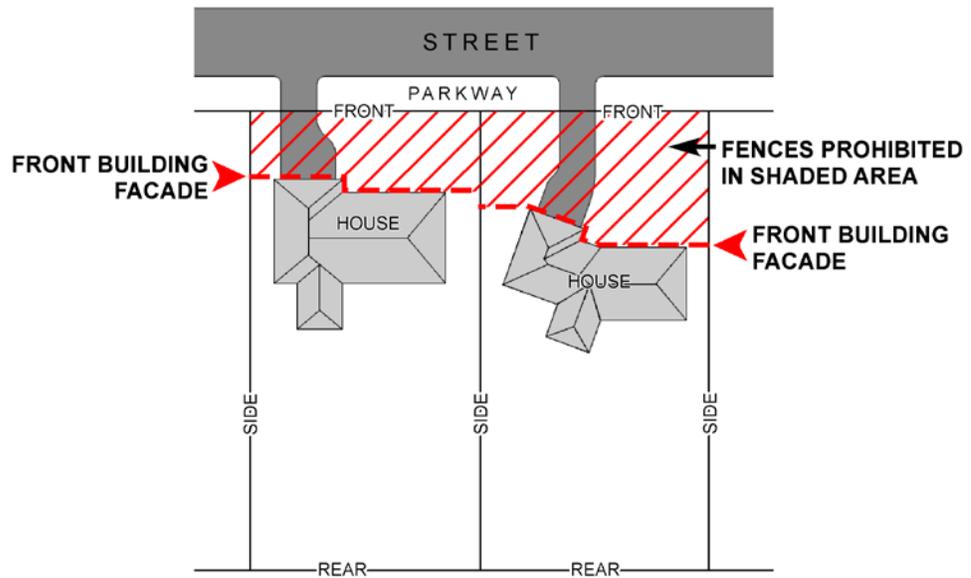
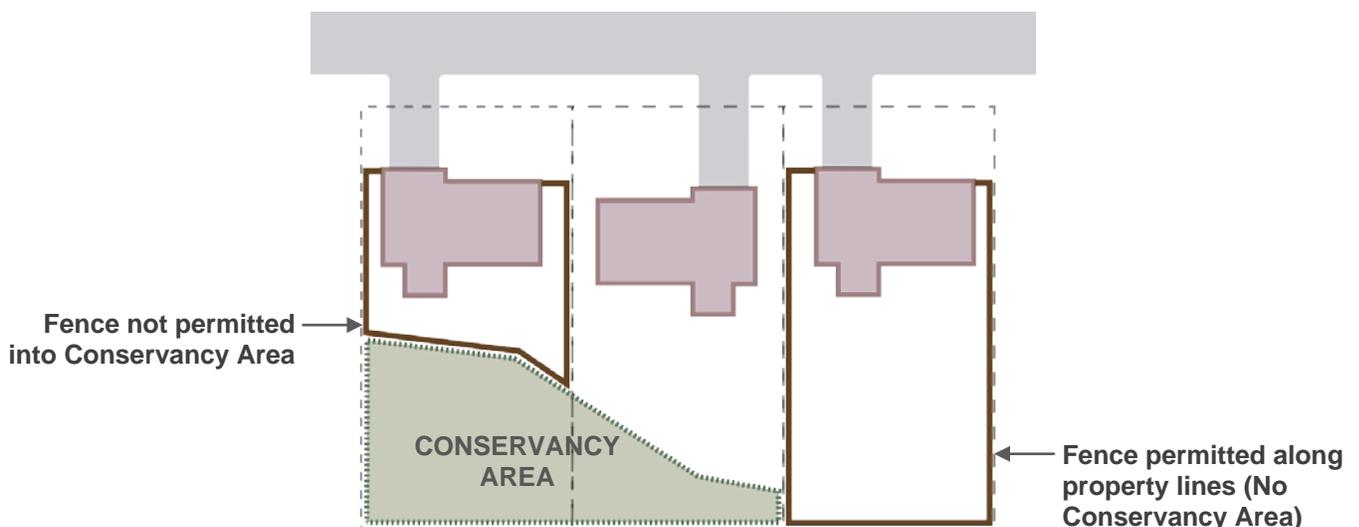


Illustration for 6-15-3-A-1(a)(i)



- (ii) A yard fence may be constructed on a vacant residential lot contiguous to a lot improved with a primary structure, provided that the two lots are under the same ownership and said fence encloses both lots so as not to create a physical barrier between the two lots. The authority herein granted shall expire within one (1) year following the date on which ownership of the adjacent lots is separated, unless the new owner receives a building permit and initiates construction of a primary structure on the vacant lot during that term.

- b. Opacity: Fences and gates shall contain no greater than 60% opaque materials, as measured horizontally along each foot of the length of the fence facing each yard, unless further modified in this Section below:
 - (i) Lots with primary structures which have a front yard on Half Day Road or Riverwoods Road may have solid fences, provided that such fences are located no further from either arterial road than the rear façade of the primary structure.

 - (ii) Lots with primary structures which have rear yards on Half Day Road or Riverwoods Road may have solid fences, provided that such fences are located along the rear property line that is adjacent to Half Day Road or Riverwoods Road.

 - (iii) Lots with primary structures which have a corner side yard on Half Day road or Riverwoods Road may have solid fences provided they are along the corner side property line. (Amd. Ord. 14-3328-55 eff. 06-09-14).

 - (iv) Lots with primary structures that are adjacent to an incompatible land use may have solid fences.

- c. Height:
 - (i) Yard fences that are constructed of a non-metallic or ornamental metal material shall not exceed four feet (4') in height, except that yard fences designed of an ornamental metal material on lots in the R1 and R2 Single-Family Residence Zoning Districts shall not exceed six feet (6') in height.

 - (ii) That portion of a fence that is parallel to the right-of-way and is located on a lot with a primary structure which has a front yard on Half Day Road or Riverwoods Road and that is located no further from either arterial road than the rear

façade of the primary structure shall not exceed six feet (6') in height.

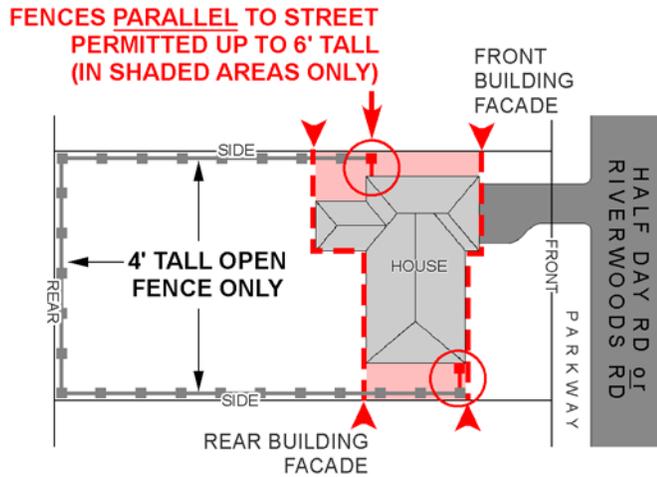


Illustration for 6-15-3-A-1(c)(ii)

- a. Fences along the rear property line of a lot that has a primary structure which has a rear yard adjacent to Half Day Road or Riverwoods Road shall not exceed six (6') in height.

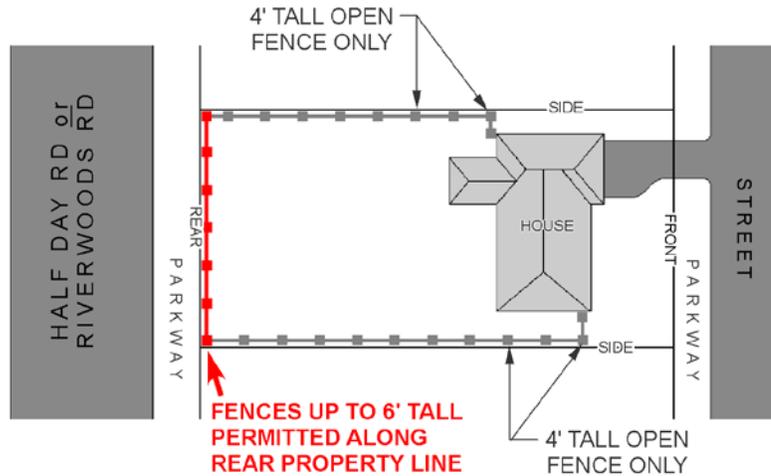


Illustration for 6-15-3-A-1(c)(iii)

- b. Lots with a corner side yard adjacent to Half Day Road or Riverwoods Road shall be permitted to have a fence along the corner side property line not exceeding six (6') in height. (Amd. Ord. 14-3328-55 eff. 06-09-14).

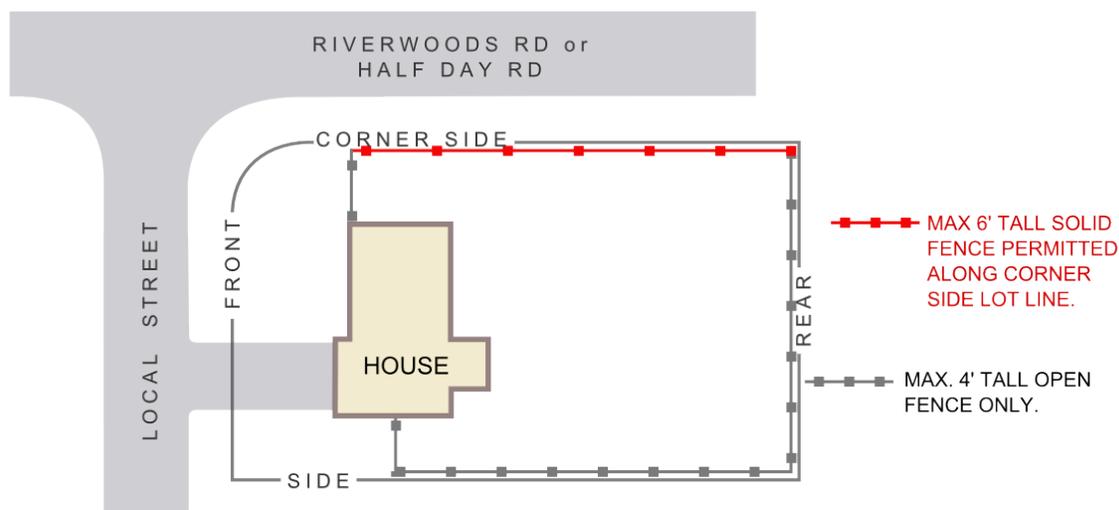


Illustration for 6-15-3-A-1(c)(iv)

- c. Fences that are provided for the purpose of separating residential properties from an incompatible land use shall not exceed eight feet (8') in height.
- d. Materials; Appearance:
- (i) Materials: Subject to subparagraphs (ii) and (iii), yard fences shall be constructed of non-metallic or ornamental metal materials. All fences taller than four feet (4') adjacent to Riverwoods Road shall be designed of non-metallic materials only.
 - (ii) Half Day Road Fences: Fences taller than four feet (4') located on lots on Half Day Road shall be constructed of wood with a natural wood finish. All solid fences shall be designed based on the following design concepts:
 1. A traditional style solid wood fence with post end caps.
 2. A traditional style solid wood fence with square lattice on top and post end caps.
 3. A traditional style solid wood fence with diagonal lattice on top and post end caps.
 4. A traditional Board and Batten style solid wood fence with post end caps.



1. A Traditional style solid wood fence with post end caps.



2. A Traditional style solid wood fence with square lattice on top and post end caps.



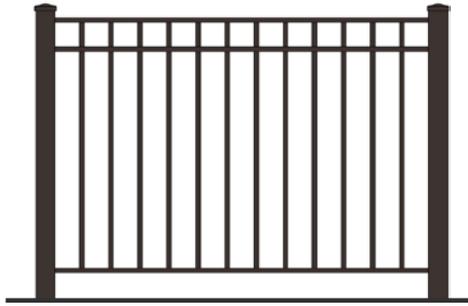
3. A Traditional style solid wood fence with diagonal lattice on top and post end caps.



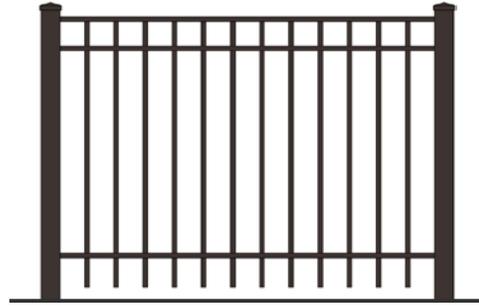
4. A Traditional Board and Batten style solid wood fence with post end caps.

(iii) Ornamental Metal Fences: Ornamental metal yard fences shall be constructed of a metal material and be designed based on the following design concepts:

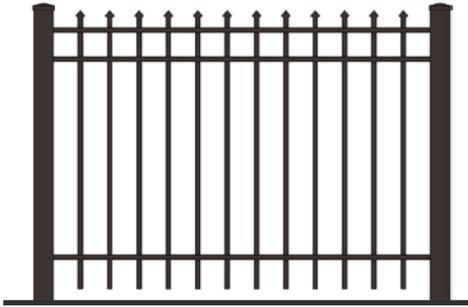
1. An ornamental metal fence with a top rail(s).
2. An ornamental metal fence with a top rail(s) and an extended bottom baluster.
3. An ornamental metal fence with a top rail(s), extended bottom baluster and decorative finials.
4. An ornamental metal fence with a top rail(s) and decorative rings and finials.



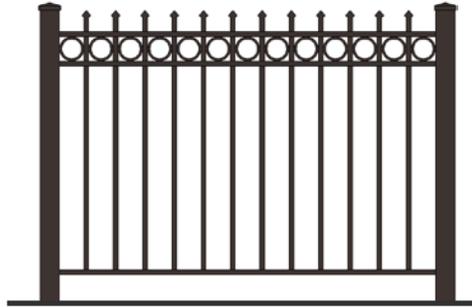
1. An ornamental metal fence with a top rail(s).



2. An ornamental metal fence with a top rail(s) and an extended bottom baluster.



3. An ornamental metal fence with a top rail(s), extended bottom baluster and decorative finials.



4. An ornamental metal fence with a top rail(s) and decorative rings and finials.

2. Swimming Pool Fences: Swimming pool fences are regulated by Section 5-5-6 of Title 5, Building Regulations.

3. Tennis Court Fences:

- a. Location: Tennis court fencing shall be located along both ends of a tennis court and may completely enclose the tennis court to achieve a four-sided enclosure. Tennis court fences shall not be permitted in any required setbacks.
- b. Height and Opacity: Tennis court fences shall not exceed ten feet (10') in height and shall be of the open type.
- c. Materials: Tennis court fences may be constructed of a metallic material, including chain link. Chain link fences shall be a minimum of eleven gauge wire with a mesh size not to exceed one and a half inches (1-1/2").

B. Pet Enclosures:

- 1. Location: Pet enclosures are prohibited in any required yard setback area and shall not extend beyond the front and corner-side facade of the primary structure and shall not be visible from the public way.

2. Number: Only one (1) pet enclosure shall be permitted on a lot.
3. Height and Size: Pet enclosures shall not exceed six feet (6') in height and 250 square feet in area.
4. Materials: Pet enclosures may be constructed of a metallic or non-metallic material. Chain link fencing may be used, provided that it is a minimum of eleven gauge wire with a mesh size of no more than one and a half inches (1-1/2").

C. Underground Electronic Pet Enclosures (Dog Fences): Electronic pet enclosures placed underground are regulated by Section 8-3-9(E) of Title 8, Public Ways and Property.

D. Non-Residential Fences:

1. Location: Fences in non-residential areas of the Village may be permitted subject to the recommendation of the Architectural Review Board and approval by the Village Board. Non-residential fences that are taller than 4' in height shall be placed a minimum of four feet (4') inside a property line to allow adequate space for required landscaping.
2. Height: Fences in non-residential areas shall not exceed six feet (6') in height, except as permitted in Section 6-15-3(A)(1)(c)(iv).
3. Landscaping: Fences in non-residential areas that are taller than four feet (4') in height shall be screened with landscaping which complies with Section 13-2-3 of the Village Code.

E. Screens

1. Ground-Mounted Mechanical Equipment: Public Utility: Public Utility ground-mounted equipment, which is placed in a required yard setback, in the event that no feasible location exists outside the required setback, shall be screened. Screens shall consist of plant material that provides full year-round concealment at the time of installation. The installation of such equipment and required landscaping shall not infringe on the visibility triangle, as depicted in Section 12-8-1(A)(4) of the Village Code, except to the extent required to comply with workplace safety standards.
2. Ground-Mounted Mechanical Equipment--Other Than Public Utility:
 - a. Location: Ground-mounted mechanical equipment and associated screens are prohibited in required yard setback

areas and shall not extend beyond any front or corner-side facade of the primary structure.

- b. Height: Screens shall be a minimum of six inches (6") above the highest point of the ground-mounted equipment being screened and shall not exceed twelve feet (12') in height in non-residential districts and six feet (6') in height in residential districts.
- c. Materials:
 - (i) Residential Screens: Ground-mounted mechanical equipment (including, but not limited to, satellite antennas, ancillary power generators and pool-related equipment) shall be screened by plant material or berms, unless a permanent screen wall is constructed to be compatible with the design of the primary structure on the lot. Heating, air conditioning units and satellite antennas that are 1 meter (39.37") in width/diameter or less in residential zoning districts shall be exempt from the screening requirements of this Chapter.
 - (ii) Non-Residential Screens: Screens shall be constructed of materials which blend with the surroundings or are complementary to those used in the primary structure on the lot. Plant materials or berms used as a screen must provide full and complete concealment at the time of installation and throughout the year.

3. Privacy Screens:

- a. Location: Screens for privacy purposes shall not be erected within a required yard setback and shall not extend beyond the front or corner-side facade of the primary structure. The location of a screen is further restricted to areas adjacent to patios or decks and one end of each screen must be immediately adjacent to the primary structure on the lot.
- b. Height: Privacy screens shall not exceed a height of six feet (6') above the existing grade where such screen is erected.
- c. Length: The cumulative length of all privacy screens on a lot shall be limited to twenty-four (24) linear feet, measured along the center line of the screen.

4. Refuse and Recycling Screens:

- a. General: Refuse and recycling screens shall be required for all non-residential uses.
- b. Location: Screens may be erected in any areas of a lot, provided that the screen does not extend beyond the front or corner-side facade of the primary structure. The location of the required screen shall not be within five feet (5') of any property line.
- c. Height: Screens shall be a minimum of six inches (6") above the highest point of the object being screened and shall not exceed six feet (6') in height.
- d. Design and Materials: Screens shall consist of three solid sides and a solid gate on the fourth side. Screens shall be constructed of materials which blend with the surroundings or are complementary to those used in the primary structure served by the refuse or recycling containers.

6-15-4: PERMITS, VARIATIONS AND EXCEPTIONS

A. Permit Applications: Application for a fence or screen permit shall be on a form designated by the Village and shall be accompanied by the following information:

1. Three (3) copies of an accurate plat of survey which indicates the proposed location of such fence or screen and any other structures and paved surfaces on the lot.
2. Three (3) copies of a cross-section/elevation which indicates the depth of the posts, total height, material and method of attachment for the fence.
3. A Landscape Plan must be submitted for review and approval with all applications for non-residential fences that are taller than 4' in height. In addition, a landscape plan must be submitted for review and approval with all applications for public utility and non-public utility residential and non-residential ground-mounted mechanical equipment where landscape screening is proposed. The Landscape Plan shall indicate:
 - a. The location, size and type of any existing and proposed plant material that will obscure said fence or ground-mounted mechanical equipment from adjacent properties and public way(s) and
 - b. That the plant material will provide visual relief throughout the year. A letter from the property owner or a signed

contract must be submitted with all Landscape Plans which indicates the date the required plant material will be installed.

4. An approved easement waiver on a form provided by the Village is required when any improvement defined in this Chapter is to be erected in, over or upon an easement. The letter will be recorded with the Lake County Recorder of Deeds by the Village; and
5. Any additional information as requested by the Village.

B. Variations and Exceptions: The Village Board may authorize a variation for a different height, length, material, location or color of a fence or screen if substantial proof of practical difficulties or particular hardships in carrying out the strict letter of any provisions of this Chapter is provided by the petitioner in the manner required for other variations of the Village's Zoning Code as listed in Chapter 14 of the Title.

Any fence or screen for which a building permit has been legally issued prior to the effective date of this Chapter as required by law may be maintained or repaired provided the cost of the improvement is less than fifty percent (50%) of the cost of erecting a new fence or screen. If the cost of improvement is fifty-one percent (51%) of the cost of erecting a new fence or screen, the provisions of this Chapter must be met when such fence or screen is repaired or maintained. All other persons to whom a permit is issued after the effective date of this Ordinance must follow its provisions.