



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Thursday, October 17, 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, September 24, 2019

3.0 ITEMS OF GENERAL BUSINESS

- 3.1 Consideration of a Roof-Mounted Solar Panel Installation for 444 Social Luxury Apartments – 444 and 446 Parkway Drive (Smash Residential Chicago)
- 3.2 Consideration and Approval of Ground Identification Sign Structural Modifications – 575 Bond Street (Ravinia Plumbing)
- 3.3 Public Hearing regarding an Amendment to Title 12 (Sign Control) of the Lincolnshire Village Code to Permit, and Develop Regulations for, Manual and Electronic Menu Boards for Food Establishments with a Drive-Through (Keyser Industries/McDonald's)

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, September 24, 2019 in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chair Kennerley, Members Baskin, Tapia, McCall, Santosuosso, and Killedar. Member McCall arrived at 7:07 p.m.

ABSENT: Member Orzeske and Trustee-Liaison Hancock

ALSO PRESENT: Tonya Zozulya, Planning and Development Manager (PDM)

CALL TO ORDER

1.0 ROLL CALL

PDM Zozulya called the roll and declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday, August 20, 2019. **Chair Kennerley** entertained a motion for approval.

Member Baskin noted the following amendment to the minutes: page 4, paragraph 4 “adding the pergola design be more modern and suggested to look to the Chicago Botanical Garden for design inspiration”.

Member Baskin moved, seconded by **Member Santosuosso**, to approve the minutes as amended for the Tuesday, August 20, 2019 Architectural Review Board Meeting.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Public Hearing regarding Sign Code Variations for Directional Signs – 1-3 Stevenson Drive (Adlai E. Stevenson School District 125).

Chair Kennerley recessed the Architectural Review Board (ARB) meeting, convened the public hearing, and reviewed the procedures and process for the public hearing.

Sean Carney, Assistant Superintendent for Business, Adlai E. Stevenson High School District 125, presented the plans for the directional and parking lot designation signs for Stevenson High School. He stated the purpose of the new signs will be to assist students, vendors, and visitors in navigating the campus. School District 125’s plan is to replace 17 existing wood signs with 18 new aluminum directional signs. **Mr. Carney** noted the current wooden signs are showing their age as they were installed approximately 20 years ago, are difficult to read, and in some cases display incorrect information. He presented multiple



site plans of the campus indicating location of the proposed signs. He noted the new signs will include the revised school logo and colors to reflect current branding. Samples of the signs were presented for viewing. He further stated the new signs will not be illuminated.

Chair Kennerley asked the petitioner if he would like to have the Findings of Fact entered into the Record. **Mr. Carney** replied yes.

PDM Zozulya stated the Village Board supported the petitioner's plans prior to tonight's public hearing. She added a public hearing notice was published in the Daily Herald and the petitioner notified the adjacent property owners as required. Staff received five phone calls in regards to the petition. In regards to the variations requested, **PDM Zozulya** presented a chart indicating code requirements compared to what the petitioner is requesting. She noted the existing and proposed signs are similar in size and height. She further clarified the recommendation and approval process.

Chair Kennerley asked if any members of the Architectural Review Board had any questions or comments. **Member McCall** asked about reflective coating for nighttime visibility. **Mr. Carney** noted the signs will not have reflective coating; however, the proposed colors will show well and will be visible based on field tests.

Member Baskin commented on the good quality of the presentation and inquired about color selection and the proposed cantilevered pylon directional signs, asking why this style was not incorporated into the parking lot designation signs. **Mr. Carney** replied they did consider this style for the parking lot signs but the design team felt this was not a favorable look for the parking lots. **Member Baskin** commented on security and signage, and asked if the petitioner thought about how much information the signs were communicating. **Mr. Carney** stated there are numerous security safeguards in place at the school.

Chair Kennerley commented on the grey tones and the difficulty reading the gold "Stevenson High School" lettering on the grey pylon signs, suggesting grey tone lettering and consistent gold colors on all signs. **Member Tapia** concurred and commenting the additional SHS identification lettering on the sign is not needed. He further stated his approval of the modern look of the signs.

Chair Kennerley opened the floor to the public.

Jeanne Moldenhaven, 16100 W Port Clinton, was sworn in. She suggested the directional arrow on the signs be larger or a different color for greater visibility.

Rick Dittmen, 16050 Port Clinton Road, was sworn in. He inquired about the size of the signs on Port Clinton Road. **Mr. Carney** stated the proposed signs will be on the campus property and showed a sample of the sign. **Mr. Dittmen** stated as part of the Port Clinton/Stevenson Drive reconfiguration, some resident's



driveways have not been constructed or restored properly. **Mr. Carney** stated he will contact **Mr. Dittmen** after the meeting.

Chair Kennerley asked the board if they have any other questions or comments. There being for further comments or questions, **Chair Kennerley** closed the public hearing.

Member Baskin moved, seconded by **Member Santosuosso**, having conducted and concluded a Public Hearing on September 24, 2019, the Architectural Review Board recommends variations to Title 12, Sign Control, of the Lincolnshire Village Code regarding directional signs on the Adlai E. Stevenson High School property at 1-3 Stevenson Drive, as presented in the presentation packet dated September 9, 2019 and further subject to the following considerations:

- Change the gold color of the “Stevenson High School” message to a grey color;
- Increase the scale and size of the directional arrow on the sign copy;
- Redesign the directional “parking” signs to the same design as the other proposed directional signs with a projecting sign panel; and
- Provide consistency of gold color specifications throughout all signs.

Roll Call Vote:

Ayes: Tapia, McCall, Killedar, Baskin, Santosuosso, and Kennerley

Nays: None

Motion passed.

3.2 Consideration and Approval of a New Ground Identification Sign at 16139 Port Clinton Road (Adlai E. Stevenson High School District 125).

Sean Carney, Assistant Superintendent for Business, Adlai E. Stevenson High School District 125, presented plans for a ground identification sign at the transition house at 16139 Port Clinton Road. He discussed the role of the transition house in the special education program for their students. The site is in need of an identification sign as parents and bus drivers have expressed difficulty locating the building. **Mr. Carney** presented a site plan identifying the location of the proposed sign. He indicated the proposed sign includes a double-post, double-sided design with the Stevenson logo and “Transition House” on the sign.

Chair Kennerley noted the logo on the plan is not consistent with other signage for the campus. **Mr. Carney** stated the color for the proposed ground sign will match other signs planned for the campus, adding the photo presented tonight is not a good sample for the ARB to review.

PDM Zozulya stated the review of this ground sign is under the purview of the Architectural Review Board and will not require approval by the Village Board. She added the landscape plan for the base of the sign as proposed meets Village code regarding the landscape bed size. She further noted School District 125



intends to add evergreen shrubs, annual flowers, and mulch. Staff recommends the plantings be installed either this year or next spring.

Chair Kennerley stated there is an issue of consistency with this sign. **Member Baskin** also noted the lack of consistency, adding he could not approve it at presented. **Member Tapia** noted inconsistencies with the font. **Member Santosuosso** stated the transition house should incorporate the cantilever design. **Mr. Carney** stated he would go back to the sign company for design revisions to incorporate the comments and ideas from the ARB. He added the district is cognizant of the location of this building being in a residential district, so they considering potential impacts to their neighbors as well.

Member Baskin stated the landscape should complement the sign, and directed the petitioner to consider other low-spreading evergreens and tier down with other plant materials.

PDM Zozulya noted the next ARB meeting is scheduled for October 17th. **Mr. Carney** stated he will work with the sign company to provide revised sign and landscape plans.

Member Baskin moved, seconded by **Member Killedar**, to continue the transition house ground sign review to the next ARB meeting with the recommendation to come back with a consistent sign package to include a vertical sign design consistent with the directional signs, as well as landscaping which will enhance the design of the sign.

Motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS

There was no unfinished business.

5.0 NEW BUSINESS

There was no new business.

6.0 CITIZENS COMMENTS

There were no citizen comments.

7.0 ADJOURNMENT

There being no further business, **Chairman Kennerley** requested an adjournment, to which **Member Baskin** made a motion and **Member Killedar** seconded. The meeting adjourned at 8:07 p.m.

Respectfully Submitted,
Carol Lustig Administrative Assistant, Community & Economic Development Department

REQUEST FOR BOARD ACTION
Architectural Review Board
October 17, 2019

Subject: Solar Panel Installation 444 Social Luxury Apartments – 444 and 446 Parkway Drive

Action Requested: Consideration of a Roof-Mounted Solar Panel Installation for 444 Social Luxury Apartments

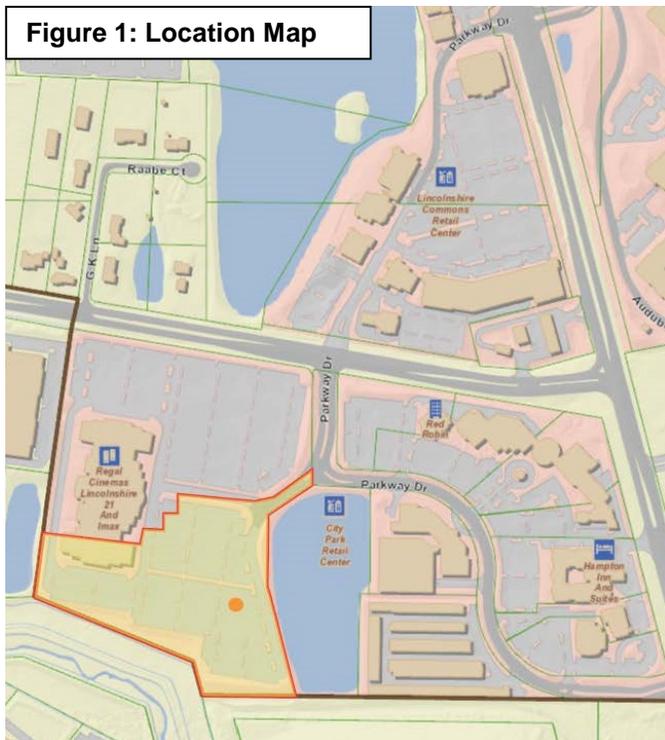
Petitioner: Smash Residential Chicago

Originated By/Contact: Tonya Zozulya, Planning & Development Manager
Mike Jesse, Building Official

Advisory Board Review: Architectural Review Board

Background:

- Smash Residential Chicago, the petitioner and owner of the 444 Social Luxury Apartment complex (444 Social), seeks to install roof-mounted solar panels on two buildings at 444 and 446 Parkway Drive. The property is highlighted in yellow on Figure 1 and attached location map.
- The 8-acre property is part of the 46.5-acre CityPark Center, located at the southwest corner of Milwaukee Avenue and Aptakisic Road. It is located in the southwestern portion of the Center, directly south of Regal Cinemas. The property is accessible via Parkway Drive from Aptakisic Road and Milwaukee Avenue. In 1996, the property received rezoning from R1 Single-Family Residence to B2 General Business and Final Planned Unit Development approvals (Ordinance #96-1453-37).
- In 2016, the Village Board approved the Final Plat of Resubdivision and Final Development Plan for the 444 Social development (Ordinance #16-3415-142). Both buildings completed construction in 2019 and have received their first tenants.



- This is the second solar proposal received by the Village in a commercial zoning district. The first project was approved in April 2019 for Extra Space Storage located at 200 Parkway Drive, CityPark Center (east of 444 Social Luxury Apartment complex).
- In August 2019, the Village Board directed staff to proceed with completing an application to enroll in SolSmart. SolSmart is a nationally-designated program funded by the U.S. Department of Energy, operating in partnership with the International City/County Management Association and the Solar Foundation. The SolSmart program awards ratings of bronze, silver, or gold to communities who demonstrate a commitment to be “open for solar business.” Staff is confident a bronze rating is achievable with existing Village codes and processes. In light of the Village’s participation in SolSmart, as well as broader trends and interest in solar energy, staff expects additional solar panel installation requests from commercial tenants.

Project Overview & Staff Comments:

- The proposal is to install 328 kilowatts of solar power, comprised of 837 roof-mounted dark blue silicon glass panels with aluminum framing, covering approximately 44% of both roofs. The proposed installation is designed to generate power for the common areas within the apartment complex (see Document 2). Each panel is approximately 79”-long by 40”-wide.
- Both buildings are approximately 53’ in height at the tallest point with a light grey roof. The panels would be installed at a height not to exceed 13’-⁷/₈” and set back 4’ from the parapet walls. The majority of the parapet walls are taller than 32”. Small sections of the parapet walls are 16” tall as the heights are staggered around the perimeter. These lower sections would still provide sufficient coverage for the panels and mounting system. The petitioner stated the solar panels would not be visible from the ground.
- Section 6-17-6 of the Lincolnshire Village Code (see attached Document 3) regulates the approval process and installation of solar panels in the Village. The proposal meets code requirements.

Approval Process:

Solar panel proposals for B2-zoned properties are subject to review by the Architectural Review Board and final approval by the Village Board. No preliminary evaluation with the Village Board is required.

Motion:

The Architectural Review Board moves to recommend approval to the Village Board installation of the proposed solar panels for 444 Social Luxury Apartment complex at 444 and 446 Parkway Drive, as presented in the packet submitted by Smash Residential Chicago, date stamped received October 8, 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 Smash Residential Chicago, date stamped received October 8, 2019.
- Document 3: Solar Energy Systems Code.

Meeting History

Architectural Review Board	October 17, 2019
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Map created on October 7, 2019.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

ECD COMPANY

DOCUMENT 2

250 PARKWAY DRIVE, SUITE 120
LINCOLNSHIRE, IL 60069
847.229.9200 PHONE
847.229.9266 FAX

October 8, 2019

Chairman Kennerley,
Architectural Review Board
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, Illinois 60069

Re: **Request for Approval from Architectural Review Board (“ARB”) for the installation of a solar panel system on the roof top of 444 Parkway Drive Building and 446 Parkway Drive Building (the “Project”)**

Dear Chairman Kennerley and Members of the Architectural Review Board:

We are delighted to present our request to add a solar panel system on the roof top of 444 Parkway Drive and 446 Parkway Drive, generally known as the 444 Social Apartment community.

We are proud to make the 444 Social apartment community an even greener, more energy efficient and more socially responsible through the installation of a photovoltaic system will is expected to generate in excess of 50% of the electricity used for the house meters at this property.

The proposal is to install 327.9 kilowatts of solar power. This equates to 837 solar panels. Each solar panel is 79.06 inches tall by 39.45 inches wide. The solar panels are blue silicon panels with aluminum framing (covering approximately 44% of both roofs) to generate power that will off-set electricity needed for the common areas within the community.

The building roof is light grey in color. The panels would be installed at a height not to exceed 13 7/8” from the roof surface and set back 4’ from the parapet walls. Most of the parapet walls at 444 Social are in excess of 2’8” in height. There are a few limited locations that the parapet wall is as low as 1’4”, for a tiny amount of linear distance, which is shown at the Racking Layout site plan attached to submission package.

Building height is shown at the attached elevation drawings, the low point of the parapet is 50’0” and the high point of the parapet is 53’6”. Even in these locations, the height of the solar panels would be below the parapet.

The petitioner states no panels will be visible from the ground.

ECD COMPANY
CHICAGO
DENVER

The conclusion of this attached analysis and diagrams demonstrates that the planned solar system is not visible from the ground level and would require no additional roof screening.

We are hopeful the ARB agrees with our conclusions and votes to support the installation of the planned solar system.

Thank you,

Sincerely,



Scott David Greenberg
President
ECD Company

PROPOSED LOT 2 - E.C.D. SUBDIVISION UNIT 2 - 1ST. RESUBDIVISION

THAT PART OF LOT 1 IN E.C.D. SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1997 AS DOCUMENT NUMBER 4000377, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 09 DEGREES 30 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 699.71 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 50 MINUTES 13 SECONDS EAST, 341.59 FEET; THENCE NORTH 11 DEGREES 09 MINUTES 47 SECONDS EAST, 52.40 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 56 SECONDS EAST, 69.75 FEET; THENCE NORTH 01 DEGREE 12 MINUTES 04 SECONDS EAST, 56.00 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 56 SECONDS EAST, 48.00 FEET; THENCE NORTH 01 DEGREE 12 MINUTES 04 SECONDS EAST, 66.00 FEET; THENCE SOUTH 84 DEGREES 28 MINUTES 00 SECONDS EAST, 257.52 FEET; THENCE NORTH 76 DEGREES 32 MINUTES 43 SECONDS EAST, 65.79 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 20 SECONDS EAST, 158.52 FEET, TO A POINT ON A EASTERLY LINE OF SAID LOT 1, 53.00 FEET NORTH OF A CORNER IN THE EASTERLY LINE OF SAID LOT 1, AS MEASURED ALONG SAID EASTERLY LINE; THENCE SOUTH 01 DEGREE 54 MINUTES 28 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 1, 53.00 FEET; THENCE SOUTH 57 DEGREES 24 MINUTES 52 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 1, 180.20 FEET; THENCE SOUTH 01 DEGREE 52 MINUTES 12 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 1, 240.08 FEET; THENCE SOUTH 13 DEGREES 19 MINUTES 48 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1, 384.58 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 47 MINUTES 01 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID LOT 1, 318.15 FEET; THENCE NORTH 13 DEGREES 35 MINUTES 11 WEST, ALONG A SOUTHERLY LINE OF SAID LOT 1, 119.57 FEET; THENCE NORTH 66 DEGREES 09 MINUTES 36 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID LOT 1, 581.42 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 09 DEGREES 30 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, 216.22 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AREA = 357,421 SQ. FT. OR 8.21 ACRES MORE OR LESS

ALSO KNOWN AS:

PROPOSED LOT 2 IN E.C.D. SUBDIVISION UNIT 2, 1ST. RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN E.C.D. SUBDIVISION UNIT 2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID E.C.D. SUBDIVISION UNIT 2, 1ST. RESUBDIVISION RECORDED _____, AS DOCUMENT NUMBER _____, IN LAKE COUNTY, ILLINOIS.

Project Narrative

The solar array proposed at 444 Social is designed to generate electricity for onsite use. The solar equipment will be interconnected into the main distribution panels that supply electricity to the common areas of the property. No equipment for the operation of the solar array will be placed outside the current footprint of both the East and West buildings. The solar equipment will be exclusively mounted on the roof of the facility using a mounting system that is designed to be low lying and achieve a 115mph wind speed rating. The modules once clamped to the mounting system are no more than 13 7/8 inches in height at the tallest point. In addition, all solar equipment will have a four (4) foot setback from the parapet wall for the purposes of minimizing shade on the solar modules and in accordance with local code. The additional benefit of the setback is that it ensures the solar modules are not visible from the ground from a multitude of distances. They have a 25 year manufacturer's warranty and are expected to have a 40 year operational life.

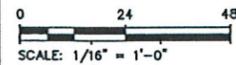
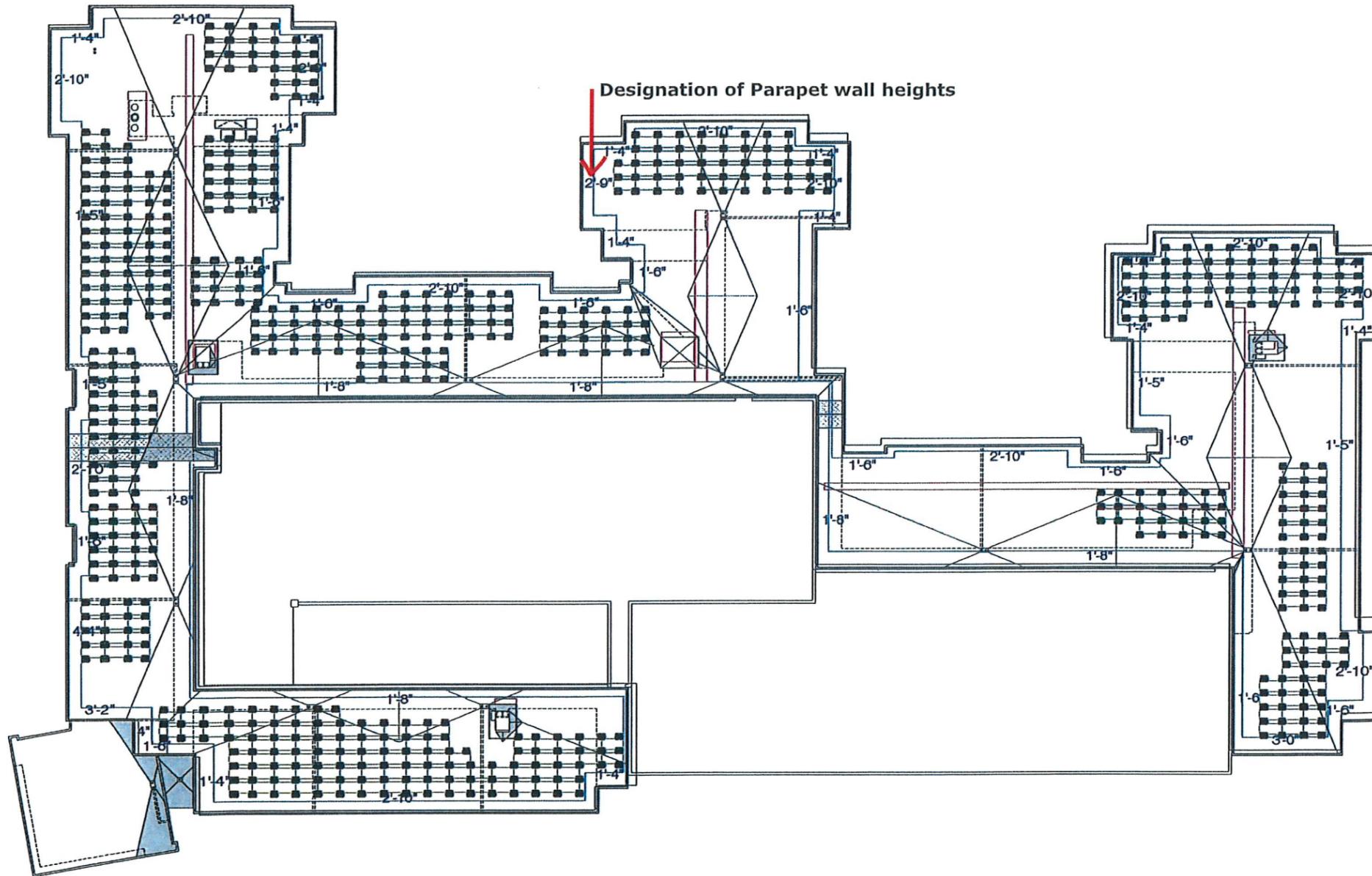
This project fits in with the current state sponsored dynamic of citizens and businesses creating their own clean energy onsite. The long term benefit will not only be to the environment, but also create savings for local citizens and businesses through the reduction in energy costs.

All work will comply with local, state, and federal jurisdiction building, electrical, fire codes, workplace safety codes, permits, and any other applicable code or standard for the construction and operation of photovoltaic equipment. Any and all equipment components specified are currently installed and in operation on thousands of sites across the United States. Solar One will provide electrical and structural engineered stamped drawings for all work at 444 Social.

Percentage of Roof Used

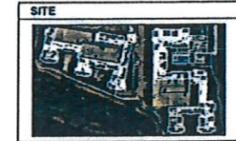
Building	Building sf	Solar sf	Percentage
West	37,234	16,464	44.22%
East	53,385	23,529	44.07%

Racking Layout: West Building



SEE S2.0 FOR IRONRIDGE ANCHOR, PANEL, AND CORNER SUPPORT ATTACHMENT DETAILS

FORMATED FOR 24" x 36"



PROJECT SPECIFICATIONS

PROJECT ID	Preliminary
Roof Height (ft)	48
Wind Speed ASCE 7-10 (MPH)	115
Exposure Factor	C
Admittance (mg.)	100
Module Brand	JINKO
Module Count (#)	408
Module Wallage (ft)	300
Module Length (ft)	78.00
Module Width (ft)	39.45
Module Thickness (ft)	1.57
Module Weight (lbs)	48.50
System Size (kW-DC)	158.12
Total SK Chassis (#)	633
Roof Anchors (#)	730
Row Spacing (ft)	51.82
Tilt Angle (DEG)	10
Total CMU Blocks (#)	730
Total Non-Ballast Weight (lbs)	730
Total Ballast Weight (lbs)	730
Total System Weight (lbs)	730
Total Load / Array Area (psf)	730

PROJECT INFO.	Location	444, Lincolnshire, IL 60069
Installer	Solar One, LLC.	
Contact	Aaron Wilson	
Email	awilson@solar-one.com	
Phone	503-870-9052	

NOTES	Roof Anchor
8'	8' Strut

Ballast Required (#CMU blocks)
IRONRIDGE BX 510
= Ballast Per Chassis
CMU: 30 lb, 4"x8"x16"



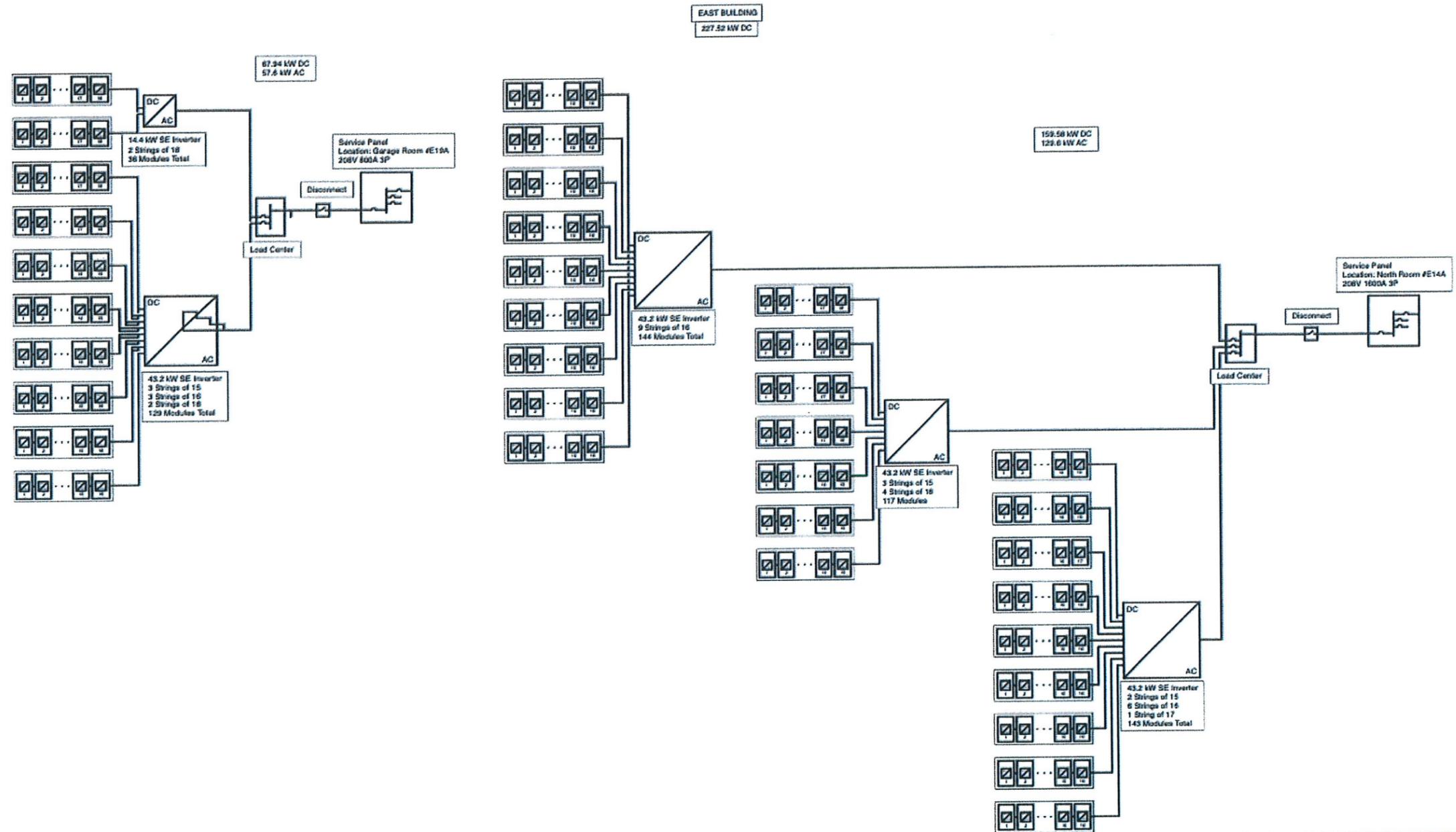
IRONRIDGE: 800-227-9523
28357 INDUSTRIAL BLVD., HAYWARD, CA 94545
www.ironridge.com

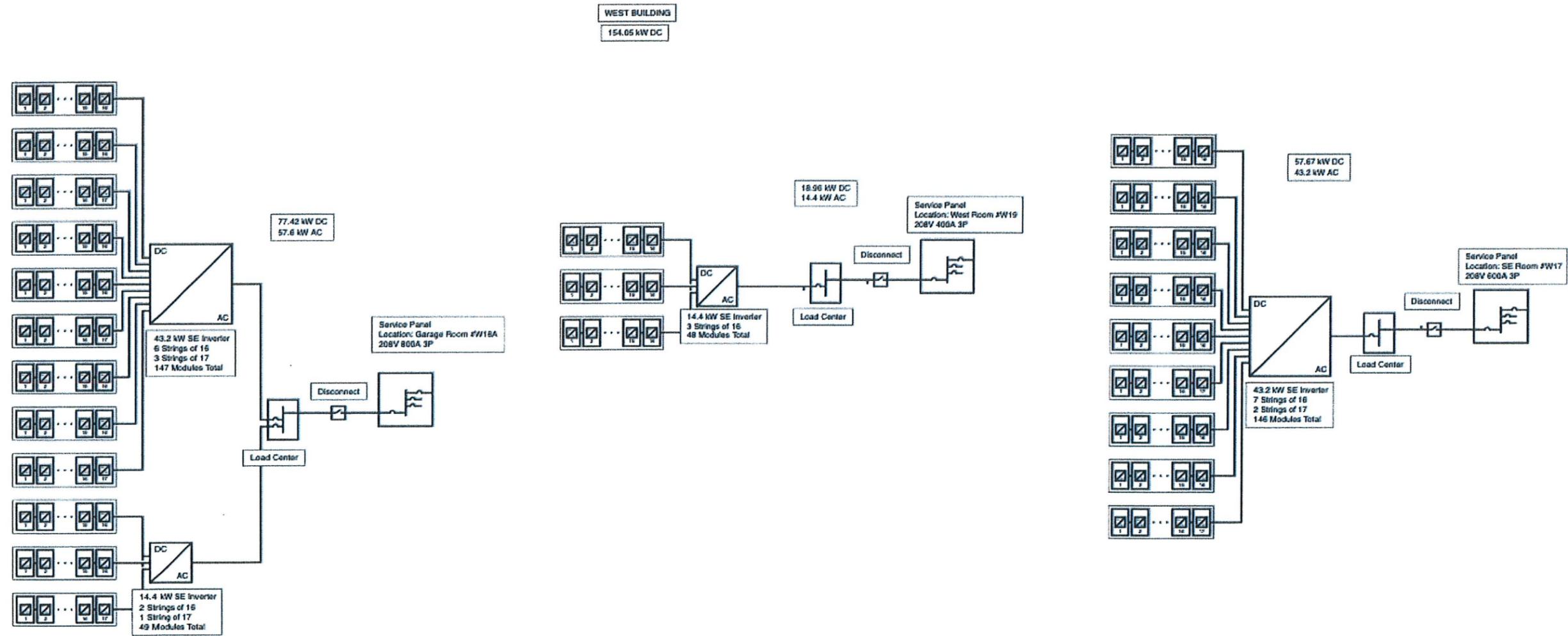
FINAL LAYOUT: This layout was designed and engineered by Ironridge staff and/or consultants. This layout was based on the available information that was provided by the installer. Ironridge does not take any responsibility for any issues due to missing or incorrect information. All dimensions should be verified in the field before installation. Additional roof anchors, ballast, or other equipment may be required if any changes are made to the original drawing. It is the responsibility of the installer to follow all requirements listed in the Ironridge Installation Manual. Do not copy or distribute.

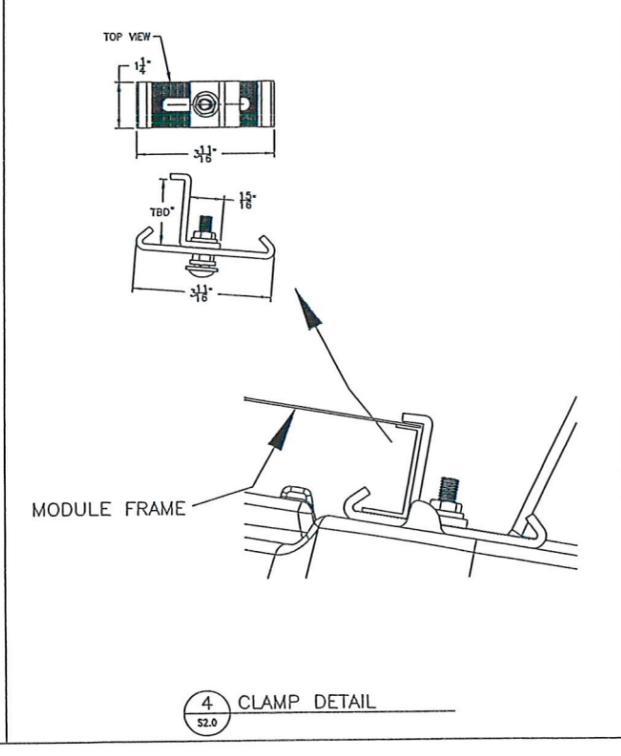
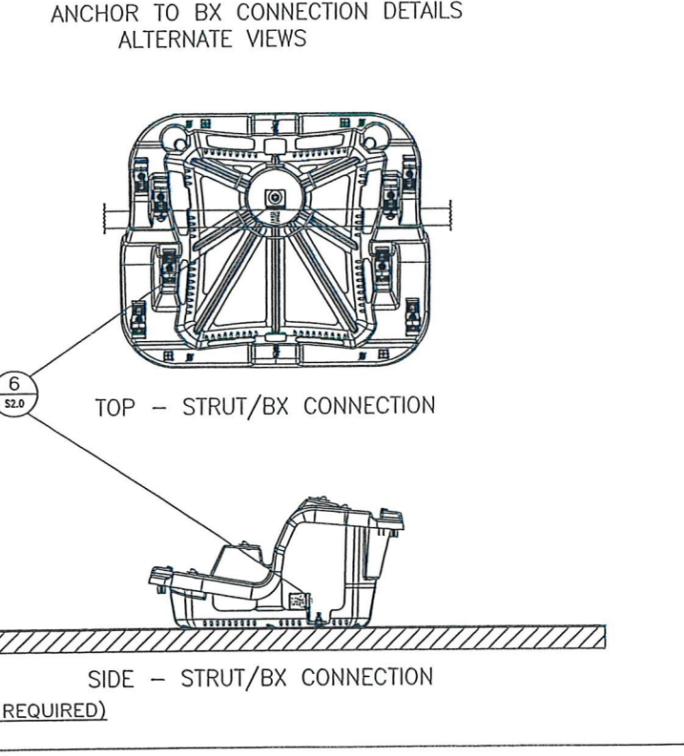
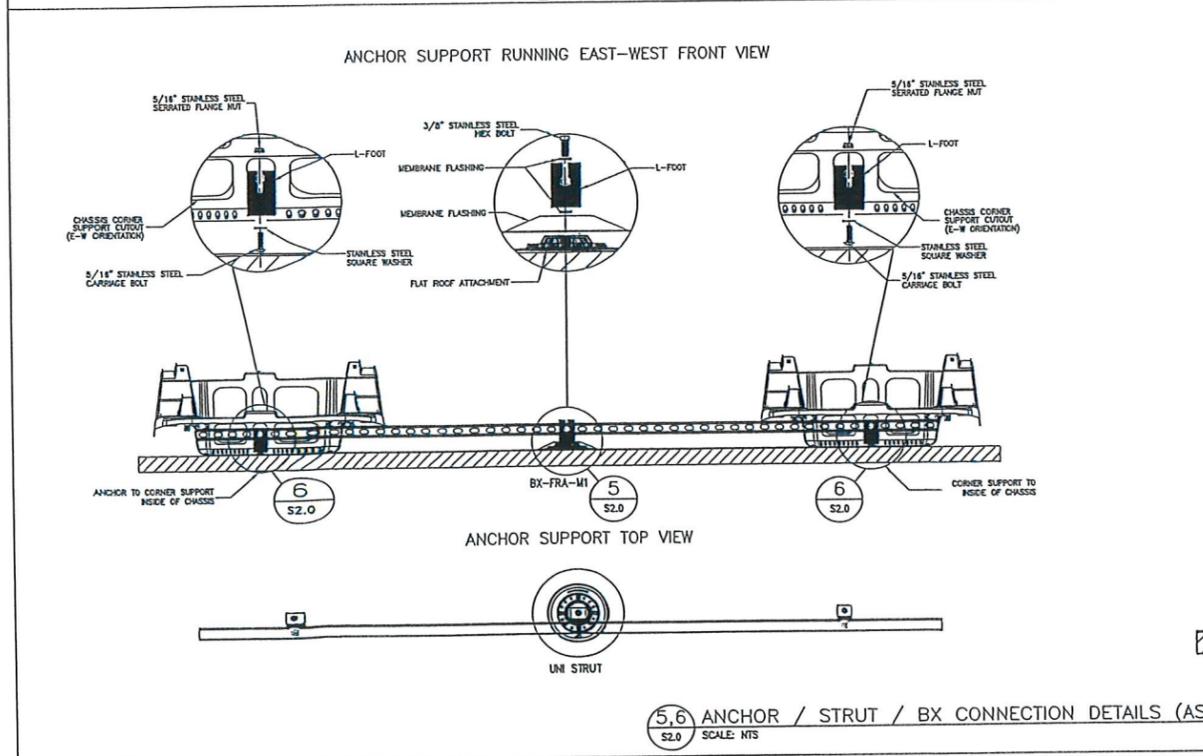
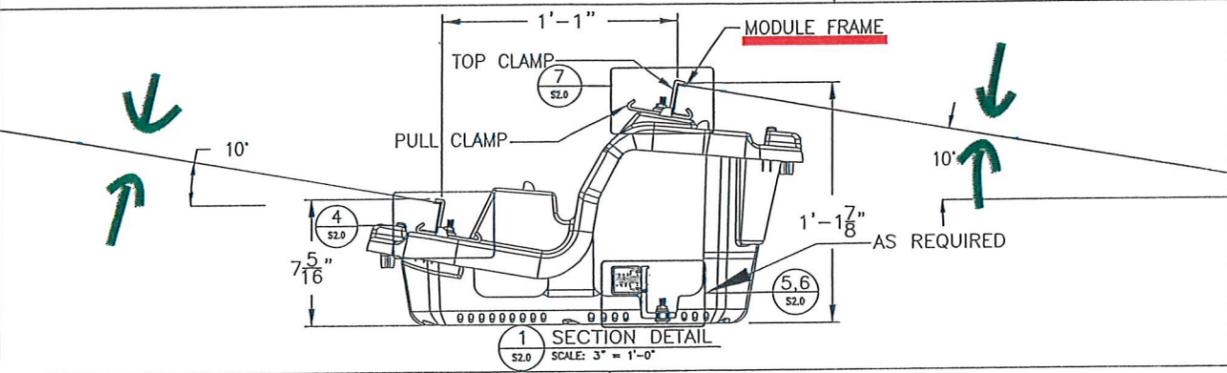
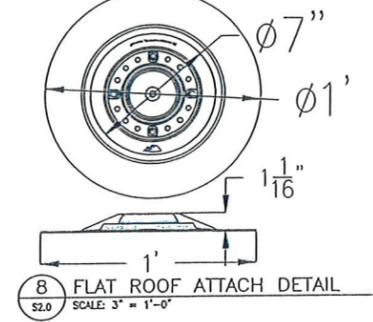
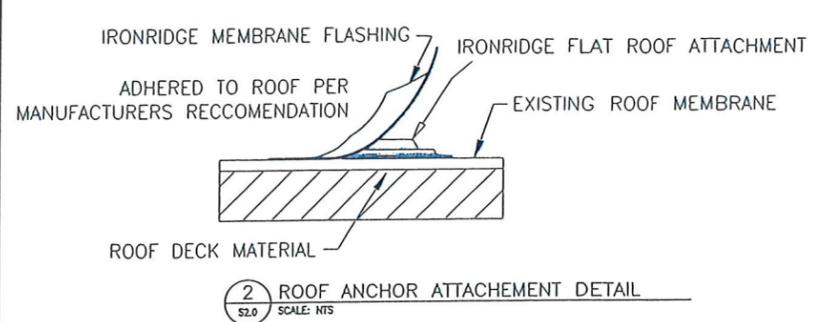
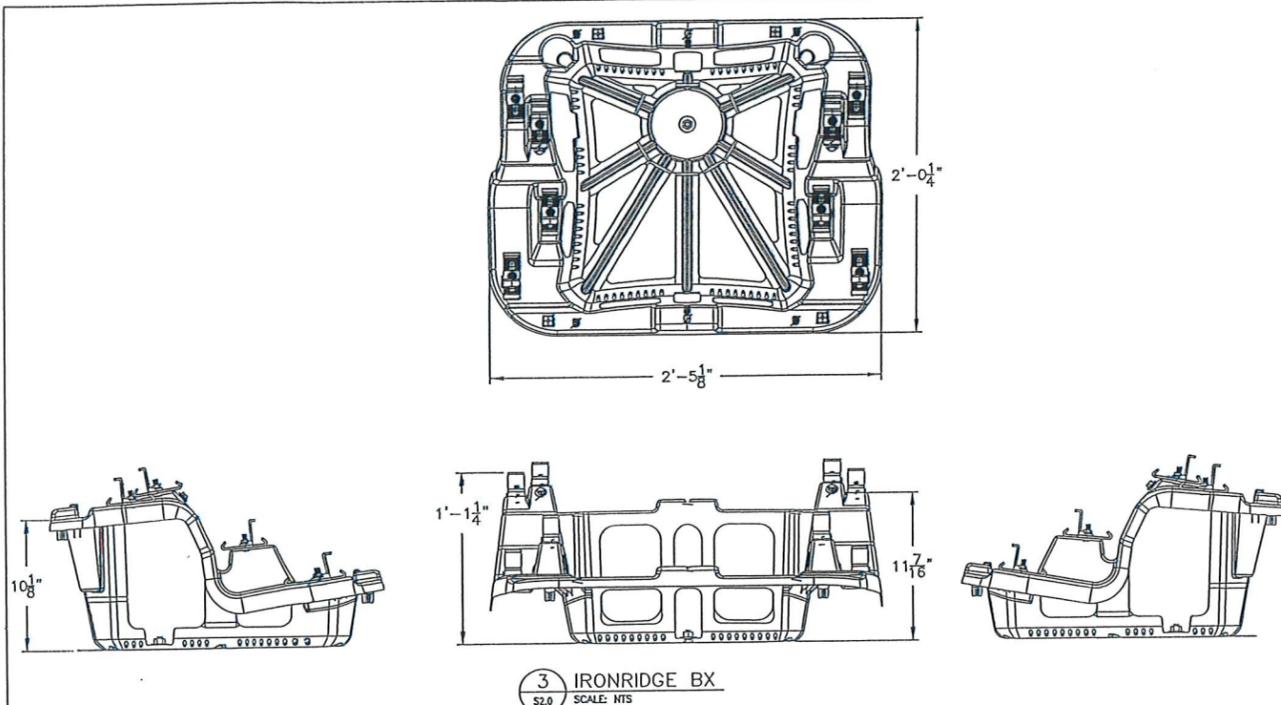
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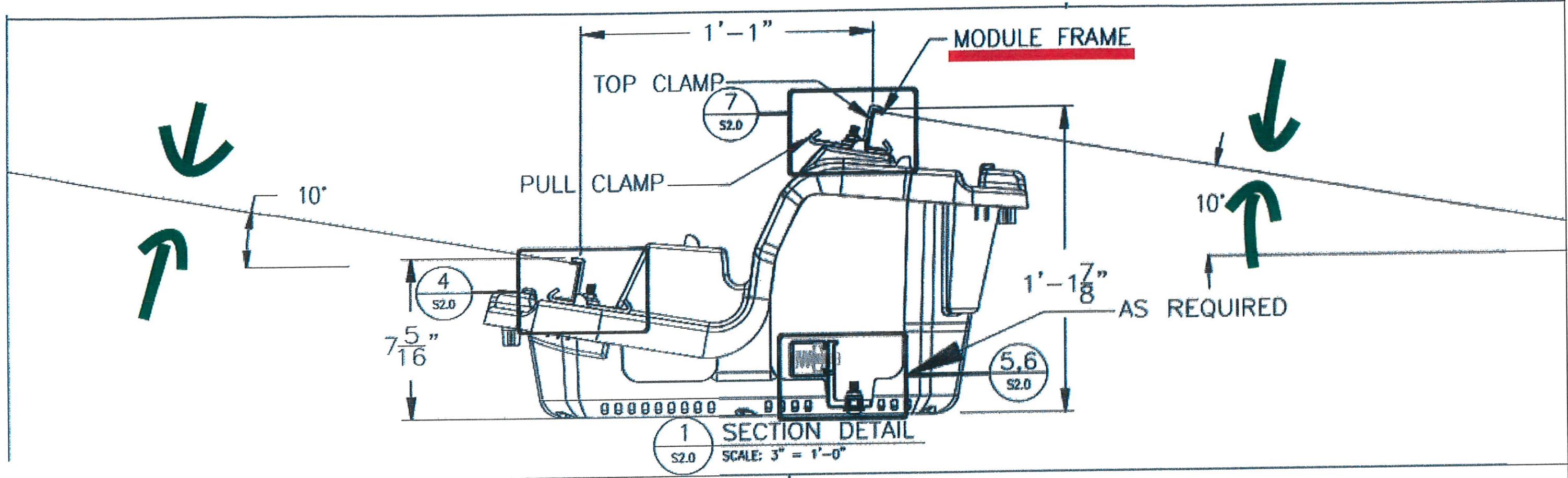
REV #	Description	Drawn	Approved	W/O/D
0	Preliminary	MS		10/2/2018

Date & Time	10/2/2018 2:37 PM
Sheet Name	S1.1











404 social
 CityPark
 Lincolnshire, Illinois

Elevation Detail

Sheet 9



43 South Vail Avenue
 Arlington Heights, Illinois 60005
 Job No. 15022 © 2016



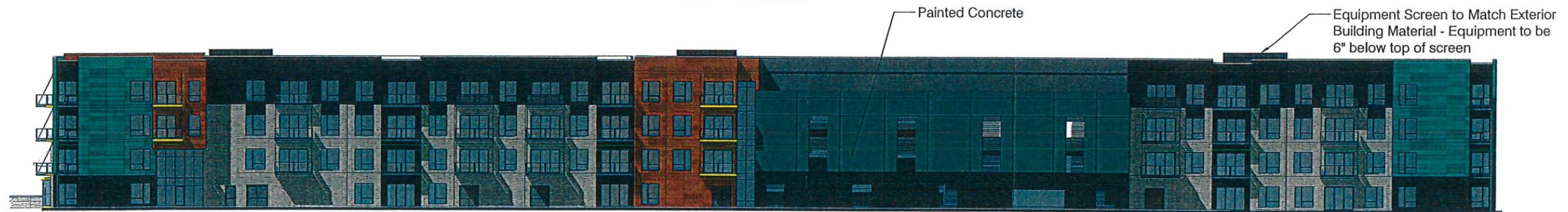
February 8, 2016 ARCHITECTS + PLANNERS, INC.



South Elevation



North Elevation



West Elevation



East Elevation

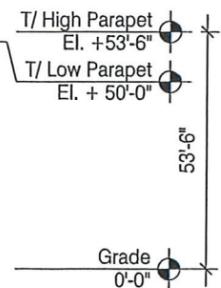
Painted Concrete

Equipment Screen to Match Exterior Building Material - Equipment to be 6" below top of screen

Fiber Cement Panels - B

Fiber Cement Panels - A

Metal Panel System



Brick B

Brick A

Stone



404 **social**
CityPark
Lincolnshire, Illinois

East Building Elevations

Sheet 10



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 15022 © 2016



February 8, 2016 ARCHITECTS + PLANNERS, INC.



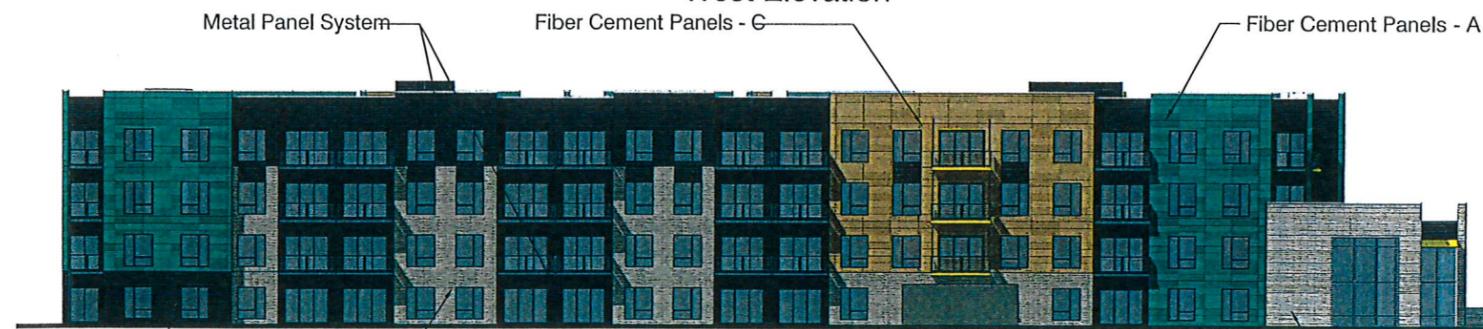
South Elevation



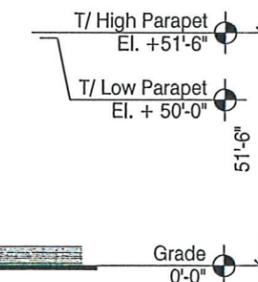
North Elevation



West Elevation

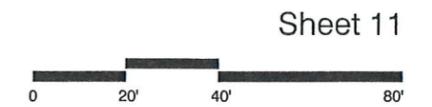


East Elevation



404 social
CityPark
Lincolnshire, Illinois

West Building Elevations



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 15022 © 2016
February 8, 2016
HKMI
ARCHITECTS + PLANNERS, INC.









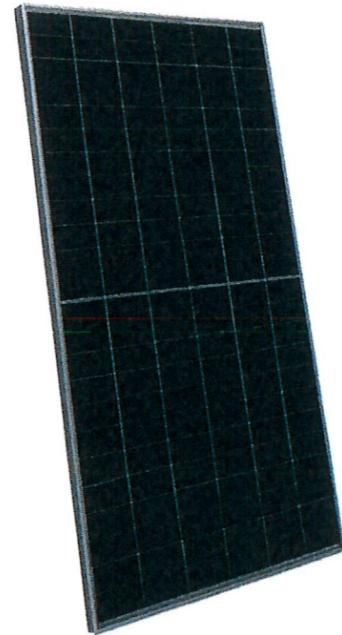
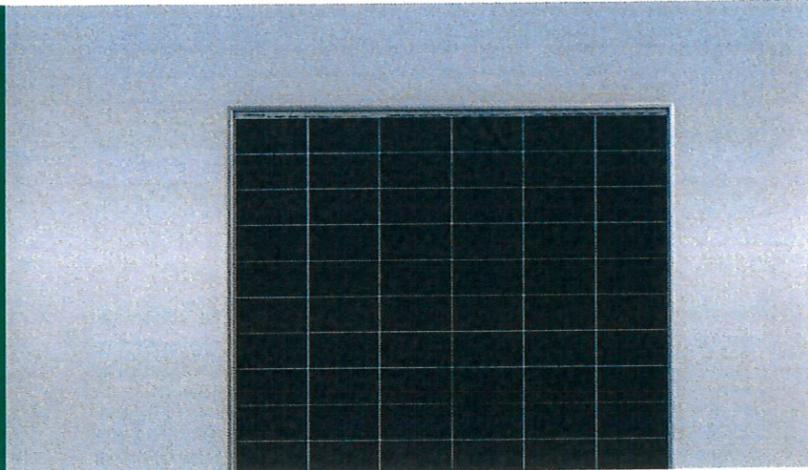
RESIDENTS
ONLY

Eagle HC 72M G2

390-410 Watt

MONO PERC HALF CELL MODULE

Positive power tolerance of 0~+3%



KEY FEATURES



Diamond Cell Technology
Uniquely designed high performance 5 busbar mono PERC half cell



High Voltage
UL and IEC 1500V certified; lowers BOS costs and yields better LCOE



Higher Module Power
Decrease in current loss yields higher module efficiency



Shade Tolerance
More shade tolerance due to twin arrays



PID FREE
Reinforced cell prevents potential induced degradation



Strength and Durability
Certified for high snow (5400Pa) and wind (2400 Pa) loads

- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- OHSAS18001 Occupational Health & Safety Standards
- IEC61215, IEC61730 certified products
- UL1703 certified products

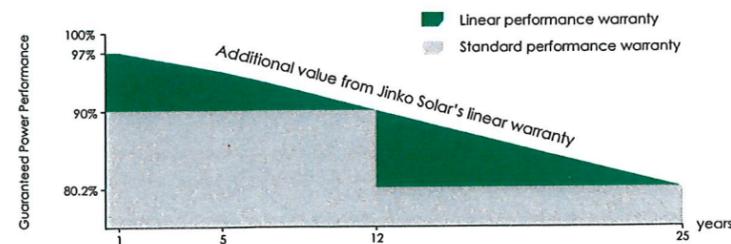
Nomenclature:
JKM410M-72HL-V

Code	Cell	Code	Cell	Code	Certification
null	Full	null	Normal	null	1000V
H	Half	L	Diamond	V	1500V

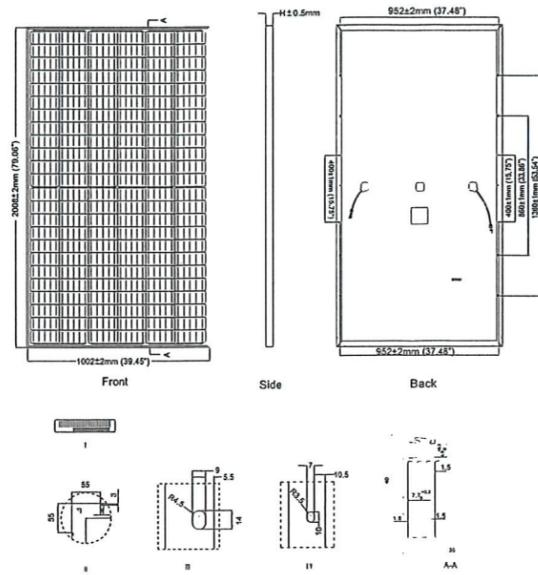


LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty



Engineering Drawings

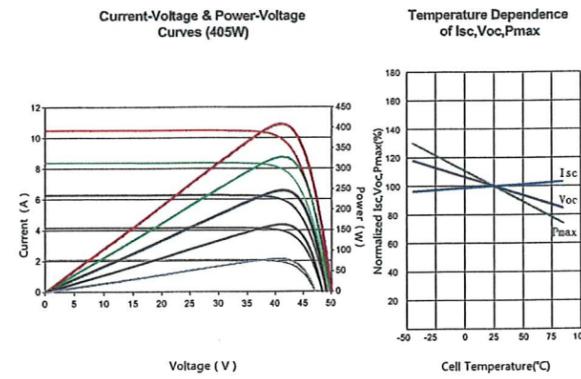


Packaging Configuration

(Two pallets = One stack)

26pcs/pallet, 52pcs/stack, 572pcs/40'HQ Container

Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	Mono PERC Diamond Cell (158.75 x 158.75 mm)
No. of Half-cells	144 (6x24)
Dimensions	2008x1002x40mm (79.06x39.45x1.57 inch)
Weight	22.5 kg (49.6 lbs)
Front Glass	3.2mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP67 Rated
Output Cables	12AWG, (+) 1400mm(55.12 in), (-) 1400mm(55.12 in) or Customized Length
Fire Type	Type 1

SPECIFICATIONS

Module Type	JKM390M-72HL-V		JKM395M-72HL-V		JKM400M-72HL-V		JKM405M-72HL-V		JKM410M-72HL-V	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	390Wp	294Wp	395Wp	298Wp	400Wp	302Wp	405Wp	306Wp	410Wp	310Wp
Maximum Power Voltage (Vmp)	41.1V	39.1V	41.4V	39.3V	41.7V	39.6V	42.0V	39.8V	42.3V	40.0V
Maximum Power Current (Imp)	9.49A	7.54A	9.55A	7.60A	9.60A	7.66A	9.65A	7.72A	9.69A	7.76A
Open-circuit Voltage (Voc)	49.3V	48.0V	49.5V	48.2V	49.8V	48.5V	50.1V	48.7V	50.4V	48.9V
Short-circuit Current (Isc)	10.12A	8.02A	10.23A	8.09A	10.36A	8.16A	10.48A	8.22A	10.60A	8.26A
Module Efficiency STC (%)	19.38%		19.63%		19.88%		20.13%		20.38%	
Operating Temperature (°C)	-40°C~+85°C									
Maximum System Voltage	1500VDC(UL)/1500VDC(IEC)									
Maximum Series Fuse Rating	20A									
Power Tolerance	0~+3%									
Temperature Coefficients of Pmax	-0.36%/°C									
Temperature Coefficients of Voc	-0.28%/°C									
Temperature Coefficients of Isc	0.048%/°C									
Nominal Operating Cell Temperature (NOCT)	45±2°C									

STC: Irradiance 1000W/m² Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

* Power measurement tolerance: ± 3%

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.
© Jinko Solar Co., Ltd. All rights reserved. Specifications included in this datasheet are subject to change without notice.
JKM390-410M-72HL-V-A1-US



Uniquely shaped for flat roofs.

IronRidge BX delivers superior power density and design flexibility to flat roof solar arrays. Made of a glass-reinforced composite, the BX Chassis is engineered for extreme structural loading, yet is also shaped to be roof-friendly and easy to install.

Certified BX plan sets can be obtained instantly through an online Design Assistant or by contacting IronRidge Commercial Services.



Glass-Reinforced Composite

Corrosion-free and engineered for long-term structural performance.



Commercial Services

Engineering support to optimize system design.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



Design Assistant

Online software makes it simple to create, share, and price projects.



UL 2703 Listed System

Entire system and components meet newest effective UL 2703 standard.



25-Year Warranty

Products guaranteed to be free of impairing defects.

Chassis

5° Chassis



Ballasted mounting for 5 degree tilt angle.

- Max load spreading design
- Fully encloses ballast
- 360 degree drainage

10° Chassis



Ballasted mounting for 10 degree tilt angle.

- Max load spreading design
- Fully encloses ballast
- 360 degree drainage

Top Clamp



Combines with Bottom Clamp for top-bottom module grip.

- Secures above module
- One-tool attachment
- Mill aluminum 6000 series

Bottom Clamp



Combines with Top Clamp to up structural connection.

- Secures below module
- One-tool attachment
- Mill aluminum 6000 series

Grounding

8" Mod Bonding Jumper



Bond adjacent modules in the array.

- Press-on installation
- Tin-plate copper wire
- Factory crimped connection

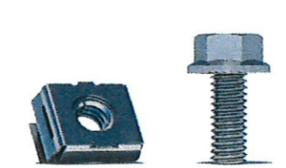
38" Row Bonding Jumper



Complete row-to-row bonding in the array.

- Press-on installation
- Tin-plate copper wire
- Factory crimped connection

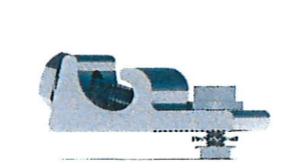
MLPE Mounting Hardware



Optional mounting hardware for MLPE devices.

- Cap screw and cage nut
- 5/16" socket install
- Stainless steel 300 series

PV Mod Grounding Lug



Connect arrays to equipment ground.

- Low profile
- Mounts to module frame
- One per continuous array

Accessories

Cable Tie



Complete wire management with weatherproof ties.

- UV stabilized polyamide
- 12" length, bundle of 100
- Black finish

Edge Clip Cable Tie



Manage wires underneath module and Chassis flange.

- Clips to module & Chassis
- UV stabilized polyamide
- Black finish

String Inverter Mount Kit



Create mounting platform for inverters.

- Chassis, XR10 rail, hdw
- Up to 4' inverter base
- Raises inverter off deck

Flat Roof Attachment Kit



Add anchors to ballasted system.

- Includes hardware
- For ballast-attached hybrid
- Uses locally-sourced strut

Resources



Design Assistant

Go from rough layout to fully engineered system in minutes.

Go to IronRidge.com



Tech Support

Get help when you need it, regarding installation, design, and anything else.

Call 1-800-227-9523

INVERTERS

Three Phase Inverter with Synergy Technology

for the 208V Grid for North America

SE43.2KUS



Specifically designed to work with power optimizers

- / Easy two-person installation – each unit mounted separately, equipped with cables for simple connection between units
- / Balance of System and labor reduction compared to using multiple smaller string inverters
- / Independent operation of each unit enables higher uptime and easy serviceability
- / No wasted ground area: wall/rail mounted, or horizontally mounted under the modules (10° inclination)
- / Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- / Fixed voltage inverter for superior efficiency (97%) and longer strings
- / Integrated DC Safety Switch
- / Built-in RS485 Surge Protection, to better withstand lightning events
- / Built-in module-level monitoring with Ethernet or cellular GSM

/ Three Phase Inverter with Synergy Technology for the 208V Grid for North America

SE43.2KUS

SE43.2KUS		
OUTPUT		
Rated AC Power Output	43200	VA
Maximum AC Power Output	43200	VA
AC Output Line Connections	4-wire WYE (L1-L2-L3-N) plus PE or 3 wire Delta	
AC Output Voltage Minimum-Nominal-Maximum ⁽¹⁾ (L-N)	105-120-132.5	Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽¹⁾ (L-L)	183-208-229	Vac
AC Frequency Min-Nom-Max ⁽²⁾	59.3 - 60 - 60.5	Hz
Maximum Continuous Output Current (per Phase) @208V	120	A
GFDI Threshold	1	A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes	
INPUT		
Maximum DC Power (Module STC), Inverter / Unit	58200 / 19400	W
Transformer-less, Ungrounded	Yes	
Maximum Input Voltage DC to Gnd	300	Vdc
Maximum Input Voltage DC+ to DC-	600	Vdc
Nominal Input Voltage DC to Gnd	200	Vdc
Nominal Input Voltage DC+ to DC-	400	Vdc
Maximum Input Current	114	Adc
Maximum Input Short Circuit Current	135	Adc
Reverse-Polarity Protection	Yes	
Ground-Fault Isolation Detection	350kΩ Sensitivity per Unit	
CEC Weighted Efficiency	97	%
Nighttime Power Consumption	< 12	W
ADDITIONAL FEATURES		
Supported Communication Interfaces	RS485, Ethernet, Cellular GSM (optional)	
Rapid Shutdown	NEC2014 and NEC2017 compliant/certified, upon AC Grid Disconnect	
RS485 Surge Protection	Built-in	
DC SAFETY SWITCH		
DC Disconnect	1000V / 3 x 40A	
STANDARD COMPLIANCE		
Safety	UL1741, UL1741 SA, UL1699B, UL1998, CSA 2.22	
Grid Connection Standards	IEEE 1547, Rule 21, Rule 14 (H1)	
Emissions	FCC part15 class A	
INSTALLATION SPECIFICATIONS		
Number of units	3	
AC Output Conduit Size / Max AWG / Max PE AWG	2" / 4/0 / 4	
DC Output Conduit Size / Terminal Block AWG Range / Number of Strings ⁽³⁾	2 x 1.25" / 6-14 / 9 strings	
Dimensions (H x W x D)	Primary Unit: 37 x 12.5 x 10.5 / 940 x 315 x 260; Secondary Unit: 21 x 12.5 x 10.5 / 540 x 315 x 260	in / mm
Weight	Primary Unit: 105.8 / 48; Secondary Unit 99.2 / 45	lb / kg
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽³⁾	°F / °C
Cooling	Fan (user replaceable)	
Noise	< 60	dBA
Protection Rating	NEMA 3R	
Mounting	Bracket provided	

⁽¹⁾ For other regional settings please contact SolarEdge support

⁽²⁾ Single input option per unit (up to 3AWG) available

⁽³⁾ For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>

Power Optimizer For North America

P860



POWEROPTIMIZER

PV power optimization at the module-level The most cost effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Balance of System cost reduction; 50% less cables, fuses and combiner boxes, over 2x longer string lengths possible
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Use with two PV modules connected in parallel

/ Power Optimizer

For North America

P860

Optimizer Model (Typical Module Compatibility)	P860 (for 2 x 72 cell modules)		
INPUT			
Rated Input DC Power ⁽¹⁾	860		W
Connection Method	Dual input for independently connected modules ⁽²⁾		
Absolute Maximum Input Voltage (Voc at lowest temperature)	60		Vdc
MPPT Operating Range	12.5 - 60		Vdc
Maximum Short Circuit Current (Isc)	22		Adc
Maximum Short Circuit Current per input (Isc)	11		Adc
Maximum Efficiency	99.5		%
Weighted Efficiency	98.6		%
Oversvoltage Category	II		
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)			
Maximum Output Current	18		Adc
Maximum Output Voltage	85		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)			
Safety Output Voltage per Power Optimizer	1 ± 0.1		Vdc
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System	Compliant with NEC 2014, 2017 ⁽³⁾		
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3		
Safety	IEC62109-1 (class II safety), UL1741		
Material	UL94 V-0, UV Resistant		
RoHS	Yes		
INSTALLATION SPECIFICATIONS			
Compatible SolarEdge Inverters	Three phase inverters		
Maximum Allowed System Voltage	1000		Vdc
Dimensions (W x L x H)	129 x 168 x 59 / 5.1 x 6.61 x 2.32		mm / in
Weight	1064 / 2.34		gr / lb
Input Connector	MC4 ⁽⁴⁾		
Input Wire Length ⁽⁵⁾	Lengths options	Input #1	Input #2
	(1)	0.16 / 0.52	0.16 / 0.52
	(2)	(-) 1.3 / 4.26, (+) 0.16 / 0.52	(-) 0.16 / 0.52, (+) 1.3 / 4.26
(3)	(-) 1.6 / 5.24, (+) 0.16 / 0.52	(-) 0.16 / 0.52, (+) 1.6 / 5.24	
Output Wire Type / Connector	Double Insulated; MC4		
Output Wire Length	2.1 / 6.8 ⁽⁶⁾		m / ft
Operating Temperature Range ⁽⁷⁾	-40 - +85 / -40 - +185		°C / °F
Protection Rating	IP68 / NEMA6P		
Relative Humidity	0 - 100		%

⁽¹⁾ Rated power of the module at STC will not exceed the optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.
⁽²⁾ In a case of odd number of PV modules in one string, it is allowed to install one P860 power optimizer connected to one PV module. When connecting a single module to P860, seal the unused input connectors with the supplied pair of seals.
⁽³⁾ NEC 2017 requires max combined input voltage be not more than 80V.
⁽⁴⁾ For other connector types please refer to: <https://www.solaredge.com/sites/default/files/optimizer-input-connector-compatibility.pdf>
⁽⁵⁾ Longer inputs wire length are available for use with split junction box modules. (For 1.3m/4.26ft order P860-xxxYxxY. For 1.6m/5.24ft order P860-xxxYxxY).
⁽⁶⁾ When using the longer input option (1.3m/4.26ft or 1.6m/5.24ft), the output wire length is 2.2m / 7.2ft
⁽⁷⁾ For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Application Note for more details.

PV System Design Using a SolarEdge Inverter ⁽⁸⁾		Three Phase for 208V Grid ⁽⁹⁾	Three Phase for 480V/277V Grid	
Minimum String Length	Power Optimizers	8	14	
	PV Modules	16	27	
Maximum String Length	Power Optimizers	30		
	PV Modules	60		
Maximum Power per String		7200	15300	W
Parallel Strings of Different Lengths or Orientations		Yes		

⁽⁸⁾ It is not allowed to mix P860 with P730/P800p/P850 in one string or to mix with P320/P340/P370/P400/P405/P505 in one string.
⁽⁹⁾ P860 design with three phase 208V inverters is limited. Use the SolarEdge Designer for verification.



Justyna Chrupek <justyna@ecdco.com>

Solar Panel Size and Design Details

1 message

Aaron Wilson <awilson@solar-one.com>

Thu, Oct 3, 2019 at 4:35 PM

To: Justyna Chrupek <justyna@ecdco.com>

Cc: Scott Greenberg <scott@ecdco.com>, "mstonesifer@solar-one.com" <mstonesifer@solar-one.com>, Ira Holtzman <ira@lowerelectric.com>

Justyna,

Solar Panel Dimensions:

79.06 x 39.45 x 1.57

Material:

Dark blue Silicon Solar Cells, Glass, Aluminum frame

Thanks,

Aaron Wilson

Chief Executive Officer - Solar One, LLC.

2009 Independence Dr. / Sherman, TX 75090

Tel: 903-870-9052 / Cell: 903-436-0432

SOLAR ONE

b. A wildlife study shall be conducted by a qualified professional not in the employ of the Applicant, such as an ornithologist or wildlife biologist, to determine if there is any potential impact the SWES may present to migratory birds and wildlife species. In cases where the wildlife study indicates that a protected natural resource will be adversely affected by an SWES, the Village shall consult with the Illinois Department of Natural Resources (IDNR), in accordance with Title 17 of the Illinois Administrative Code Part 1075, to determine whether the protective measures outlined in the study are deemed acceptable. A final decision on the application shall not be made until such consultation with IDNR is resolved.

G. **COMPLIANCE:** Every SWES must maintain compliance with the plans and specifications approved by the Village Board of Trustees. If a SWES becomes non-compliant with approved plans and specifications due to, but not limited to: discoloration, cracking, missing components, rusting, settling, damage or general disrepair; then the owner/operator of the SWES and the owner of the building or lot on which the SWES is located will be jointly and severally responsible for remedying the specific non-conformities. These non-conformities must be remedied within forty-five (45) days after receipt of written notice sent by the Village to the owner/operator of the SWES and the owner of the building or lot. Failure to remedy all of the cited non-conformities, within the forty-five (45) day time period, shall be punishable by a fine not exceeding the amount described per day that the violation continues, pursuant to Chapter 4 of Title 1 of the Village Code.

H. **ENGINEERING CERTIFICATION:** No SWES may be located within the Village unless the Applicant has provided to the Village the written certification of a professional engineer licensed by the State of Illinois that the structure upon which the facility is located is sufficient from a structure engineering standpoint to bear the load. In instances of free-standing structures, this shall include a certificate that the foundation on which the structure is built, is constructed and engineered to take into account the existing soil conditions. A licensed professional engineer shall also certify that in the event of a fall or collapse, that the facility is designed and manufactured to fall entirely within the boundary lines of the lot on which it is located, and that installation meets or exceeds the maximum construction and installation standards set forth by the manufacturer.

6-17-6: SOLAR ENERGY SYSTEMS (SES)

- A. GENERAL REGULATIONS: A Solar Energy System (SES), as referenced in Section 6-17-2, may be erected or installed only in accordance with this Title 6, Chapter 17 of the Village Code. Any SES shall conform to all Federal laws and regulations concerning its use and operation, and may be installed only in the following zoning districts and standards:
1. Shall be permitted in the R1, R2, R2A, and R3 Zoning Districts. Any attached single-family residential development and mixed-use development which contains residential housing units shall require review by the Architectural Review Board prior to being approved or denied by the Village Board.
 2. Shall be permitted in the R4, R5, R6, B1, B2, E, and O/I Zoning Districts, subject to review by the Architectural Review Board prior to being approved or denied by the Village Board.
- B. PERMITS: No such Solar Energy System (SES), as referenced in Section 6-17-2, shall be erected, constructed, altered or relocated without first obtaining a building permit from the Department of Community Development. An application for a building permit shall be made upon forms provided by the Department of Community 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 solar energy system.
 2. Site plan showing the location of the solar energy system upon the lot and copies of the manufacturer's specification for the solar energy system.
 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 solar energy system is to be erected.
 5. Elevation(s) of the existing structural improvements and the proposed solar energy system showing the size and design details.
 6. Four (4) sets of plans and specifications showing the method of construction, location, support, and attachment to the structure.
 7. If required by the Department of Community Development, a copy of stress sheets and calculations prepared by a licensed professional

engineer showing that the solar energy system is designed for the deadload, in the amount required by the manufacturer and all other laws and ordinances of the Village.

8. A line drawing of the electrical components, as supplied by the manufacturer, in sufficient detail to allow for a determination that the manner of installation conforms to the Village Code.
9. Such other information that the Department of Community Development shall require to show full compliance with this and all other ordinances of the Village.

C. PLACEMENT OF SES:

1. Shall be limited to roof-mounted installations on a permitted structure, provided that the installation method shall be compatible and harmonious with the aesthetic qualities of the structure to which the device is attached so as to not abruptly alter the architectural character of the structure.
 - a. Shall be attached directly to the exterior of the roof structure to ensure the lowest profile permissible. All components of the SES shall not extend above the maximum building height permitted by the zoning district and beyond the existing limits of the roof.
 - c. No component of the SES, including mounting racks, shall be permitted to tilt or rotate at a slope greater or less than the roof to which the device is attached.
 - d. Shall be designed and installed to prohibit Sun Reflection towards vehicular traffic and any habitable portion of an adjacent structure. Sun Reflection onto an adjacent roof shall be acceptable.
 - e. Shall occupy not more than fifty-percent (50%) of the outside roof area to which the device is attached. If an SES is installed on multiple roofs on a single structure, the SES shall occupy not more than thirty-percent (30%) of each outside roof area to which the device is attached.
 - f. With the exception of Solar Panels, mounting racks, pipe runs, and electrical wire connections, no portion of an SES shall be installed on the outside of the roof.

- g. No trees or vegetation shall be removed or pruned to reduce or eliminate shading from the sun, unless warranted for good forestry practices, as determined by the Village Forester.

6-17-7: DECOMMISSIONING AND RESTORATION PLAN:

- A. **MICRO WIND ENERGY SYSTEMS (MWES) AND SOLAR ENERGY SYSTEMS (SES):** When a MWES or SES is not operated for a continuous period of at least nine (9) months, such Alternative Energy Collection System and all related equipment shall be deemed abandoned by the Village. The owner of such Alternative Energy Collection System shall remove all items within forty-five (45) days following receipt of written notification that removal is required. Such notice shall be sent by registered or certified mail, return receipt requested, by the Village to such owner at the last known address of such owner. A principal structure or lot for sale, lease, or in foreclosure may be exempt, provided that the MWES and/or SES are maintained pursuant to this Title 6, Chapter 17 of the Village Code.
- B. **SMALL WIND ENERGY SYSTEM (SWES)**
 - 1. Prior to receiving a Special Use Permit for the installation of a SWES, the owner and/or operator must include a Decommissioning and Restoration Plan with the application request to ensure such Alternative Energy Collection System and all related equipment is properly decommissioned. The owner of the SWES and the underlying property owner(s) shall be jointly liable for the removal of all equipment associated with the SWES at the end of the Special Use permit period, if any, the useful life of the facility, or when the facility is abandoned or otherwise out of operation for continuous period of at least nine (9) months. The Decommissioning and Restoration Plan shall state how the facility will be decommissioned and how the site will be restored, and shall further provide:
 - a. Provisions for removal of the SWES and all related equipment, including those below the soil surface.
 - b. Provisions for the restoration of the property and improvements upon completion of the decommissioning of the Alternative Energy Collection System and all related equipment.

REQUEST FOR BOARD ACTION
Architectural Review Board
October 17, 2019

Subject: Ground Identification Sign Modification for Ravinia Plumbing –
575 Bond Street

Action Requested: Consideration and Approval of Ground Identification Sign
Structural Modifications

Petitioner: Ravinia Plumbing

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

Advisory Board Review: Architectural Review Board

Background:

- Ravinia Plumbing, petitioner and property owner, seeks to modify an existing double-post ground identification sign on their property at 575 Bond Street, as shown on Figure 1 and attached location map.
- The 4-acre property in the Lincolnshire Business Center was developed in 1989 with an office/warehouse building for Pacific Fasteners, and later occupied by Agie Limited, Faxitron X-Ray, and 3L Corporation. The property is zoned O/Id Office-Industrial and is located in the Office/Industrial Sign District.
- In February 2019, the ARB approved parking lot expansion, perimeter fence installation, and landscaping plans for Ravinia Plumbing, who purchased the property earlier this year.

Project Overview & Staff Comments:

- The petitioner proposes to modify the existing double-post ground identification sign used by prior building tenants to identify Ravinia Plumbing. The sign is currently legally non-conforming due to its size (see Document 2 and below table). The petitioner desires to bring the sign into compliance with the current application, as shown below:



	Sign Copy Area (sq. ft.)	Sign Structure Area (sq.ft.)	Sign Height (ft.)	Sign Structure Length (ft.)	Setback from Curb (ft.)
Code Requirements (maximum)	30	72	6	12	15+
Proposed Sign	30	60	5	12	17
Existing Sign	49.5	74	6	12	17

- The existing sign is designed of a white metal material to coordinate with a cream and brown building color scheme. The modifications will include removing the existing metal sign panel and replacing it with a new white metal panel to match the existing support posts. The posts, sign location, and adjacent landscaping at the base of the sign (evergreen bushes, perennials and grasses) will remain unaltered. The sign will not be illuminated.
- The sign copy is proposed to read “Ravinia Plumbing, Heating, Sewer and Electric,” which is part of the company’s registered name. Therefore, this message is not considered advertisement of products/services (which is prohibited by code) and can be permitted. The letters are proposed to be raised and designed of a blue plastic material with the “plumbing, heating, sewer and electric” placed on a yellow background. The “Ravinia” lettering is proposed to be placed within a box with a yellow outline. Blue and yellow colors are part of Ravinia’s logo.

Approval Process:

All new ground signs as well as structural ground sign modifications, such as the current proposal, are in the purview of the ARB per Section 12-4-1(D). The ARB review and approval will be final.

Motion:

The Architectural Review Board moves to approve the proposed ground identification sign modifications for Ravinia Plumbing at 575 Bond Street, as presented in the packet submitted by Ravinia Plumbing, with the cover letter dated October 8, 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 North Shore Sign, on behalf of Ravinia Plumbing, dated October 8, 2019.

Meeting History	
Architectural Review Board	October 17, 2019



Map created on February 8, 2019.
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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



NORTH SHORE SIGN

October, 8th 2019

Attn: Cherise Kennerley and ARB Members

North Shore Sign is proposing a reface of the existing sign over at 575 Bond Street in Lincolnshire. We will be using the same foundation and poles but removing the existing "3L Corporation" face and replacing it with a new "Ravinia Plumbing" face.

We will be removing the existing 5' tall by 10' long "3L Corporation" face and replacing it with a new 3' tall by 10' long face and using both of the existing 1' wide posts. We will be reducing the height of the sign face to meet Lincolnshire's updated sign code. We will be using a brand new, custom built aluminum cabinet for the face of the sign and using ¼" thick Plexiglas letters for the copy. The name "Ravinia" will be featured on the sign, as well as "plumping, heating, sewer and electric" which are all part of Ravinia's registered name.

We will not be moving the sign from it's existing location, which is about 17' from the street to the edge of the sign, just refacing using the existing poles and foundation. Ravinia will also be using their existing 265 sq. ft area of landscaping as well for their new sign. It will feature evergreen bushes, perennials (daylilies) and grasses.

All of what North Shore Sign is producing will ensure Ravinia Plumbing has a great looking sign that will fit all of Lincolnshire's codes.

10-8-19

North Shore Sign

Matt Laska

MattL@NorthShoreSigns.com

1925 Industrial Drive • Libertyville, Illinois 60048 • 847-816-7020 • FAX 847-816-7145



"Quality Signage Since 1930"



Form **BCA-4.15/4.20**

**Illinois
Application to Adopt an
Assumed Corporate Name
Business Corporation Act**

FILE # 36125675

Secretary of State
Department of Business Services
Springfield, IL 62756
217-782-9520
www.cyberdriveillinois.com

Filing Fee: **30.00**
Approved: **JXR**

FILED
Aug 27, 2019
Jesse White
Secretary of State

1. Corporate Name: RAVINIA PLUMBING & HEATING COMPANY, INC.

2. State of Incorporation: ILLINOIS

3. Date Incorporated/Qualified: 05/23/1956

4. Corporation intends to adopt and to use the assumed corporate name of:

RAVINIA PLUMBING, SEWER, HEATING & ELECTRIC

5. The right to use the assumed corporate name shall be effective from the date this application is filed by the Secretary of State until 05/01/2020, the first day of the corporation's anniversary month in the next year evenly divisible by five.

6. The undersigned corporation has caused this statement to be signed by a duly authorized officer who affirms, under penalties of perjury, that the facts stated herein are true and correct.

Date: Aug 27, 2019

Exact Name of the Corporation:

RAVINIA PLUMBING & HEATING COMPANY, INC.

MORRIS G. DYNER

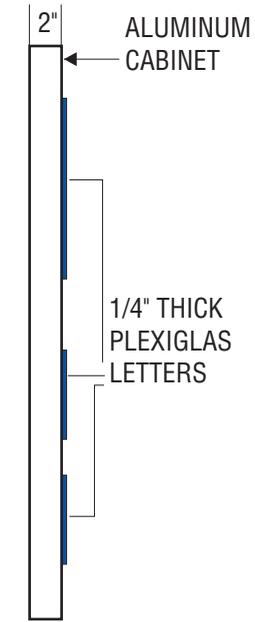
Authorized Officer's Name

ASSISTANT SECRETARY

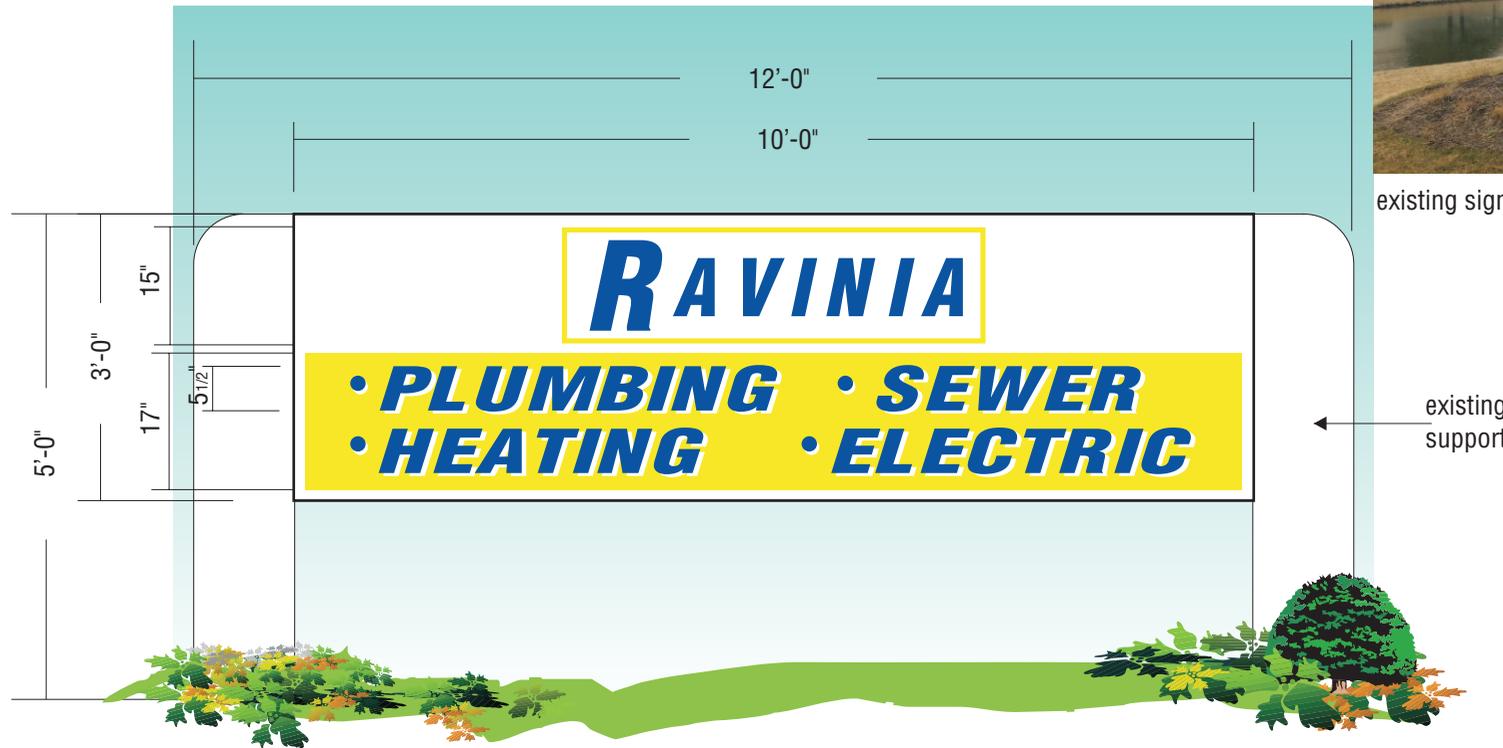
Title



existing sign photo



END VIEW



existing supports

REMODEL EXISTING DOUBLE FACE NON- ILLUM. DISPLAY
 1/2" = 1'-0"

FABRICATED ALUMINUM CABINET 2" DEEP / WHITE POLYURETHANE FINISH
 1/4" FCO PLEXIGLAS LETTER & DOTS / BLUE (220-37)
 LOWER SECTION - YELLOW (220-15) VINYL BKG. WHITE DROP VINYL SHADOW



1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
 "Quality Signage Since 1930"



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2016 North Shore Sign Company Inc.

REVISED		COMMENTS
e	10/4/19	add bkg.
RAVINIA HEATING & PLUMBING 575 BOND ST. LINCOLNSHIRE, IL.		
SCALE	NOTED	SALESPERSON KEN
DATE	7/11/19	
DRAW BY:	AS	DRAWING # 11854 PG 2



3L[®]
CORPORATION

5
7
5



CORPORATION





75

ECL
CORPORATION







REQUEST FOR BOARD ACTION
Architectural Review Board
October 17, 2019

Subject: Sign Control Code (Title 12) Amendment – Menu Boards

Action Requested: **Public Hearing** regarding an Amendment to Title 12 (Sign Control) of the Lincolnshire Village Code to Permit, and Develop Regulations for, Manual and Electronic Menu Boards for Food Establishments with a Drive-Through

Petitioner: Keyser Industries/McDonald's Restaurant – 450 Milwaukee Avenue

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

Referred To: Architectural Review Board

Background:

- Petitioner Keyser Industries, on behalf of the McDonald's Restaurant at 450 Milwaukee Avenue, seeks an amendment to Title 12 (Sign Control) of the Lincolnshire Village Code (Village Code) to replace two existing manual menu board signs with two new electronic menu board signs. The request is supported by Franchise Realty Investment Trust, owner of the McDonald's property.
- Section 12-18-1(C) of the Lincolnshire Village Code (Sign Variance) allows petitioners to proceed directly to the Architectural Review Board (ARB) for a public hearing regarding sign code amendment and variation requests. However, Keyser Industries/McDonald's requested an opportunity to appear before the Village Board (Board) prior to proceeding to the Architectural Review Board to obtain the Board's input. On September 23, 2019, The Village Board considered this request and provided direction to staff and the petitioner to proceed to the Architectural Review Board for a public hearing and recommendation. While considering this request, the Village Board provided direction to review permissibility for gas station electronic signs and to identify the appropriate level of brightness for electronic menu boards (comparable to those adopted by the Village of Deerfield – please see below for additional detail).

Public Hearing – Proposed Text Amendment:

- Section 12-11-1(R) of the Sign Control Code (Prohibited Signs) includes electronic menu boards for restaurant establishments with a drive-through. Currently, only manual menu boards are permitted by code.
- Section 12-9-1(A)(3) of the Sign Control Code (Sign Construction and Design: Specific Standards by Sign Type) currently regulates manual menu boards as follows: "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."
- Menu boards are also subject to the general items of information limit applicable to all permanent signs per Section 12-8-1(H), allowing no more than two items of information

(i.e., individual message types). The menu board display, as a whole, is considered one item of information. A business logo is considered a second item of information.

- Electronic menu boards are becoming increasingly popular among food establishments that desire the flexibility and consistency of programming menu items, rather than manual changes to menus. McDonald's has been replacing manual menu boards with electronic menu boards nationwide, per a corporate deployment program to increase customer satisfaction and provide consistent pricing information. The switch also allows McDonald's to reduce the size of menu boards and make them easier to read and program.
- The petitioner's submittal packet (Document 2) details McDonald's electronic menu board proposal for their Lincolnshire site, including board placement, design, and other parameters. McDonald's proposes to replace two existing 43-square-foot manual menu boards with two new 20-square-foot electronic menu boards. No site or building changes are proposed.
- Other restaurants with a drive-through may have different operational requirements for menu boards. Therefore, the proposed code amendment will be drafted to regulate menu boards broadly to allow for variability in restaurant operations while establishing a specific set of standards. Manual menu boards would continue to be allowed by code and restaurants would have the ability to apply for either manual boards or electronic boards.
- If approved, the code amendment will benefit McDonald's as well as other restaurants with a drive-through in the Commercial and Office/Industrial Sign Districts. In addition to McDonald's, existing Lincolnshire restaurants with a drive-through are Culver's and Dunkin' Donuts. To date, Culver's and Dunkin' Donuts have not requested electronic menu boards. Staff contacted them to obtain their perspective on whether the code amendment would be of value to them. Culver's indicated their support for the proposed code change but have no immediate plans to replace their manual menu boards with electronic ones. Dunkin' Donuts has not responded to date.
- Staff contacted the communities of Deerfield, Bannockburn, and Glenview to obtain their menu board requirements. The petitioner indicated these communities recently amended their codes at McDonald's request to allow electronic menu boards. The City of Highland Park is currently drafting a similar code change.
- Additionally, staff surveyed other communities regarding this matter through a Northwest Municipal Conference survey in January 2019 (see attached Document 4). Out of nine communities who responded to, seven indicated permissibility for electronic menu boards. These communities include Buffalo Grove, Libertyville, and Lake Zurich. Staff also surveyed adjacent communities regarding their regulations for electronic menu board brightness:
 - Deerfield limits the brightness level to no less than 500 nits and no more than 1,500 nits both for the daytime and nighttime display (the intent is for the 500 nits limit to be used at night and up to 1,500 nits during the day). Staff learned this threshold was established after careful consideration and research, including Deerfield staff and advisory board visits to the Wheeling McDonald's location.
 - Glenview limits it to 500 nits, which applies to daytime and nighttime conditions.

- Bannockburn, Buffalo Grove, Libertyville, and the other communities that responded to the survey do not regulate electronic menu board brightness levels.

Lincolnshire has limited the Marriott Resort electronic signs, Stevenson High School electronic sign, and Culver's electronic sign to up to 5,000 nits during the day and no more than 1,000 nits at night. Staff believes the menu board limit should be less, given drivers are in close proximity to these signs, allowing for greater legibility than the existing ground electronic signs.

- Staff and the Village Attorney have drafted an amendment to Village Code Section 12-11-1 to propose new regulations for electronic menu boards and to introduce a new requirement for both manual and electronic menu boards to include landscaping at the base of each menu board to soften their appearance and provide screening (see below and attached Document 3).

Chapter 9, Sign Construction and Design: Specific Standards by Sign Type

Current regulations from Section 12-9(1)(A)(3) are proposed to be relocated to new and expanded Section 12-9(1)(H), Sign Construction and Design: Specific Standards by Sign Type, as follows:

H. Menu Boards. One (1) menu board is permitted for each restaurant drive-through aisle where patrons may order and receive food or beverages at a drive-through service aisle, subject to the following conditions:

- 1. Menu boards will be designed only as a monument sign or double post sign.***
- 2. Menu boards will only be located adjacent to, and the sign face must aim toward, the drive-through service aisle.***
- 3. Each menu board will not exceed the following dimensions: forty (40) square feet in sign area, six (6) feet in height, and twenty (20) feet from any lot line.***
- 4. Menu boards shall be landscaped at the base with evergreen plantings.***
- 5. Menu boards may use an electronic sign, provided it complies with the following standards:***
 - 1. The menu board content may change only once per meal service (breakfast, lunch, and dinner).***
 - 2. Electronic signs shall be turned off when the drive-through service aisle is closed to patrons.***
 - 3. Menu boards may not emit sound, except as part of the communication between the business and the patron.***
 - 4. The content displayed on the electronic sign, and the transition between messages or images, will not use any flashing, blinking, or intermittent lights or other means not providing constant illumination, including strobe lights, spotlights, or floodlights.***
 - 5. The content displayed on the electronic sign will use static images and will not use any animation.***
 - 6. The brightness level of the electronic sign will be limited to no more than 1,500 nits during the day and no more than 500 nits at night, with***

the electronic sign equipped with a light sensor programmed to automatically adjust the brightness based on ambient light levels.

7. *The copy area shall have a black background with contrasting letters during nighttime display.*
8. *Pursuant to Section 12-8-1(H)(3), each electronic message sign shall be counted as one item of information. The Village shall interpret and apply this rule so that the electronic message portion of the menu board shall count as one item of information only if all content of the electronic message pertains to the same subject matter at any one time. Electronic messages containing more than one subject matter at the same time shall be characterized as two items of information.*

Chapter 11, Prohibited Signs

Current Section 12-11-1(R), Prohibited Signs, is proposed to be amended as follows:

Signs composed of exposed neon tubing and, electronic display screens, electronic message signs, and similar technologies, unless otherwise permitted by Section 12-9-1(H)(5), 12-9-1(F)(2)(b), a Planned Unit Development, or Master Sign Plan.

- Staff shared these proposed amendments with the petitioner, who found them acceptable.
- Staff requests the ARB's review of Standard #6 above to determine whether the proposed maximum brightness level of 1,500 nits during the day and 500 nits at night (based on the Deerfield model) is appropriate. The petitioner included in the attached packet examples of different brightness levels from other area locations to assist the ARB and will provide additional information at the meeting. Note: McDonald's menu board technology enables them to set brightness to between 500 and 2,500 nits.
- A notice of the public hearing was published in the October 1, 2019 issue of the *Daily Herald*. A personal notice to adjacent property owners was not sent as it is not required for code amendments.
- A draft ordinance authorizing the amendment is attached (see Document 5).

Approval Process:

1. Committee of the Whole – presentation – September 23, 2019 **COMPLETE**
2. Architectural Review Board – public hearing – October 17, 2019 **CURRENT**
3. Village Board – final review/approval – date to be determined **FUTURE**

Recommendation:

Staff recommends that the ARB recommend approval of the proposed Sign Code text amendment.

Motion:

Having conducted and concluded a Public Hearing on October 17, 2019, the Architectural Review Board moves to recommend approval to the Village Board a text amendment to Title 12, Sign Control, of the Lincolnshire Village Code regarding manual and electronic menu boards, as presented in the presentation packet dated September 30, 2019, and. . . .

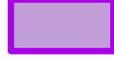
{and further subject to...}

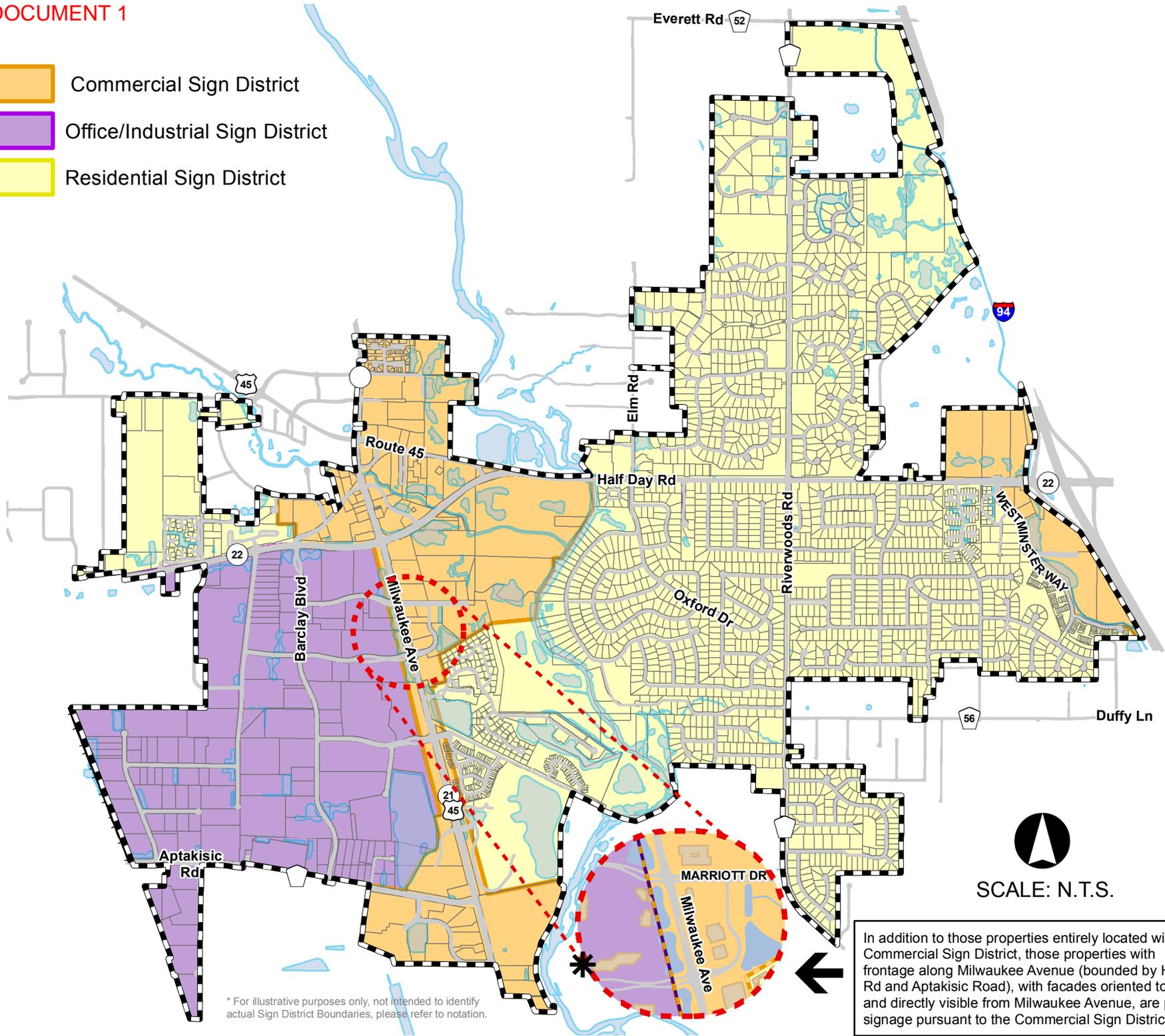
Reports and Documents Attached:

- Document 1: Sign District map.
- Document 2: Letter of request and packet prepared by Keyser Industries, dated September 30, 2019.
- Document 3: Proposed Sign Code revisions regarding menu board regulations.
- Document 4: Northwest Municipal Conference survey results regarding electronic menu boards.
- Document 5: Draft ordinance, prepared by the Village Attorney.

Meeting History	
Committee of the Whole – Presentation	September 23, 2019
Architectural Review Board – Public Hearing	October 17, 2019

DOCUMENT 1

-  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.



September 30, 2019

Village of Lincolnshire
Attn: Chair Cherise Kennerley and ARB Members
One Olde Half Day Rd
Lincolnshire, IL 60069

Re: Code Text Amendment Request – McDonald's
450 Milwaukee Avenue Store

Chair Cherise Kennerley and ARB Members:

I'm a Senior Project Manager and permitting specialist with Keyser Industries, one of five national integrators hired by McDonald's to manage the implementation of their ODMB (Outdoor Menu Board) drive-thru maintenance and update project. Chris Prucnal is the franchisee owner/operator for the store located at 450 Milwaukee Avenue. We are requesting a sign code change to allow restaurant menu boards with electronic signs, which are currently prohibited. This request was considered by the Village board on September 23, 2019 and received positive feedback.

The store operating hours for both the dining room and the drive-thru are Sunday – Thursday 5AM – 11PM and Friday – Saturday 5AM – 12AM.

This is a national deployment program directed by McDonald's Corporate to update the technology of their drive-thru menu boards to increase customer satisfaction and provide consistent promotional and product pricing information, particularly to equal the interior digital menu board pricing. This is not a self-created change by franchise owner/operators, and with about 70% of most sales going through the DT, it's imperative that stores have the new menu boards to help customers know what is sold and to order more quickly and efficiently. It also helps with the **safety** of our crew so they don't have to physically be in the drive-thru to change then manual changeable copy for day-shift menu parts and pricing. There is also a lower carbon footprint than legacy signs as POP (point of purchase) marketing materials (e.g. toppers and staked promotional items) will be phased out.



- Project Scope:
 - Replacing the two (2) existing menu boards with two (2) new menu boards; one (1) in each drive-through lane.
 - Installing new concrete footing for each sign and running new electrical conduit as needed.
 - The location and number of menu boards will remain the same.
 - No other site or building changes are proposed.

	<u>Pre-Existing Menu Boards</u>	<u>Proposed Digital Menu Boards</u>
Signage Area:	<ul style="list-style-type: none"> • 43 ft² (each menu board) • 86 ft² total 	<ul style="list-style-type: none"> • 20 ft² Menu Board – Display Area Only (27 ft² including base/pole) • 40 ft² total • Significantly smaller – 47% reduction
Sign Height	<ul style="list-style-type: none"> • 6.78’ <ul style="list-style-type: none"> ○ Screen – 54” ○ Base – 19.73” 	<ul style="list-style-type: none"> • 5.97’ <ul style="list-style-type: none"> ○ Screen – 49.625” ○ Pole – 22”
Lighting:	<ul style="list-style-type: none"> • 56,850 Total Estimated Lumens • Not adjustable 	<ul style="list-style-type: none"> • Easier to read; providing faster service and reduced queue time for cars in drive-thru lanes Equipped with both a dimmer control and a photocell that automatically adjusts the display’s intensity according to natural ambient light conditions. <ul style="list-style-type: none"> • Effective Area = 19.87 sq ft • Sign Brightness 73.97 foot candle (2500 nit) • Sign Brightness at distance – calculated by 1/d squared x Sign Brightness = 0.00037322 foot candle • Ambient Light = .09 foot candle (1 lux) • Ambient Light + .3 foot candles = .39 foot candle • The menu boards light levels are preset to adjust to 500 nits – 2,500 nits • The light level preset can be adjusted to range as directed by each municipality • The display’s default maximum brightness setting is 2,500nits, which represents 100% of brightness. The default minimum brightness setting is 500nits, which represents 20% of its max brightness. • End user cannot adjust sign over 2500 nit output and cannot manipulate brightness change algorithm • Minimum default settings can be adjusted to meet different lighting requirements.



Screen Content and Menu Changes	<ul style="list-style-type: none">• Manual changeable copy• Menu boards are manually changed for each meal menu display (i.e. breakfast, lunch, dinner)	<ul style="list-style-type: none">• Electronic Reader Boards (aka Electronic Changeable Copy Sign)• Menu boards will change no more than three (3) times a day for each meal service (breakfast, lunch and dinner).• Day menu color scheme – white background/black text• Evening menu color scheme – black background/white text to minimize glare and light output• All images will be static and there will be no flashing, blinking or intermittent lights or other means not providing constant illumination, including strobe lights, spotlights or floodlights.• Content will be identical on both menu boards• No video• No scrolling or exposed LED fixtures• The existing speakers will remain unchanged; however, the ordering screen will be covered on the speaker as customers will receive order confirmations on the menu boards• The menu boards will be turned off during drive-thru non-operating hours.
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If you have any questions, please feel free to contact me. I look forward to working with all of you on this request and appreciate your time and consideration.

Kind Regards,

Michelle Freeman
Senior Project Manager/Permit Specialist
michelle.freeman@explorekeyser.com
O: 708.876.1249
C: 708.910.4895



DAY TIME – CLOSE UP

EXISTING MANUAL MENU BOARDS – LINCOLNSHIRE McDONALD'S



NIGHT TIME – CLOSE UP

EXISTING MANUAL MENU BOARDS – LINCOLNSHIRE McDONALD'S

NEW MENU BOARDS – NORTHBROOK, IL – DAY



Combo Meals

Items include mandatory bun or roll and medium soft drink. Pick a different drink or bun for additional charge. Excludes pricing. *Pick up from hand printing.

1 Big Mac® 7.19 800-1100 Cal. 4.39 940 Cal.	2 Quarter Pounder™ TT with Cheese 6.29 665-1000 Cal. 3.49 590 Cal.	3 Double Quarter, Cheese™ TT with Cheese 6.29 665-1000 Cal. 3.49 590 Cal.
4 Buttermilk Crispy Chicken 7.99 850-1040 Cal. 4.99 640 Cal.	5 McFlurry™ with Oreo 5.99 650-1000 Cal. 2.99 390 Cal.	6 2 pc. Chicken McNuggets™ 5.99 650-1000 Cal. 2.99 390 Cal.
7 1/2 pc. Fruit & Cream 4.79 410-1010 Cal. 2.99 390 Cal.	8 2 pc. McChicken 4.49 490-1000 Cal. 2.49 290 Cal.	9 2 Chickenburgers 5.49 600-1200 Cal. 2.99 490 Cal.

Sweets & Treats

McFlurry™ with Oreo

McFlurry™ with Oreo	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.

Fries, Sides & More

McFlurry™ with Oreo

McFlurry™ with Oreo	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.

All Day Breakfast

Egg McMuffin™ 3.49 300 Cal.	Sausage McMuffin™ 3.99 400 Cal.	Egg, Egg & Cheese Biscuit™ 3.99 400 Cal.
---	---	--

Happy Meal™

Chicken McNuggets™

4 pc. Chicken McNuggets™	4.99 300-430 Cal.
6 pc. Chicken McNuggets™	5.99 350-500 Cal.
8 pc. Chicken McNuggets™	6.99 370-500 Cal.

Top your meal with a sweet treat

McFlurry™ with Oreo

McFlurry™ with Oreo	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.
McFlurry™ with Vanilla Caramel	5.99 650-1000 Cal.

McCafé®

McCafé®

McCafé®	5.99 650-1000 Cal.

11 | 12 | 3 Dollar Menu

McCafé®

Any Size Soft Drink	0-200 Cal.
Sausage McMuffin™	0-200 Cal.
Chicken McNuggets™	0-200 Cal.
Small Soft Drink	0-200 Cal.
Small Soft Drink	0-200 Cal.
Small Soft Drink	0-200 Cal.

GRAB GOOD COFFEE. KEEP GOOD GOING.

McCafé®

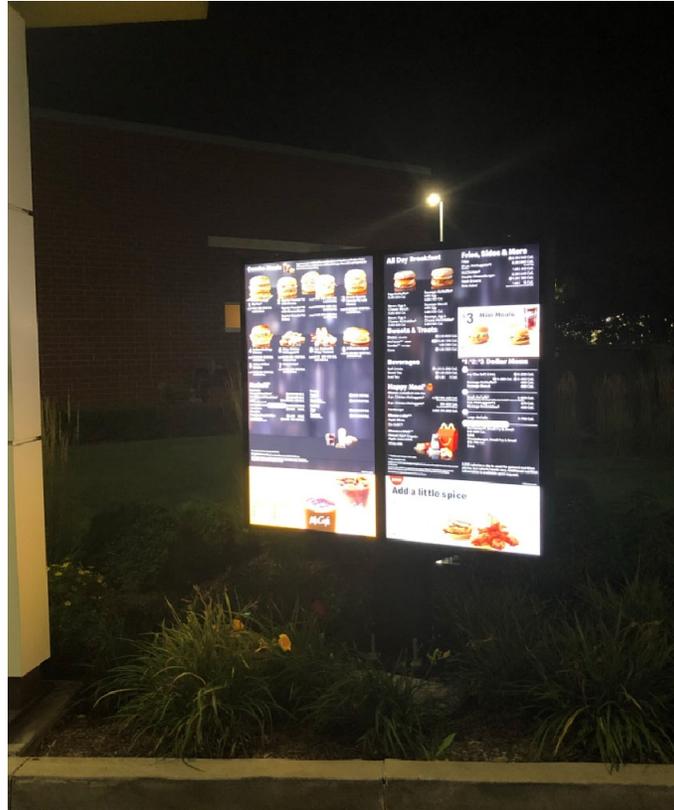
McCafé®	5.99 650-1000 Cal.

Add a little spice

McCafé®

McCafé®	5.99 650-1000 Cal.

NEW MENU BOARDS – NORTHBROOK, IL – NIGHT



DEERFIELD, IL NIGHTTIME PHOTO BRIGHTNESS EXAMPLES/COMPARISONS

The one on the right is full brightness (2,500nits) the Deerfield ARC group thought was too bright

Difference between left and right is 100% vs 76%



DEERFIELD, IL NIGHTTIME PHOTO BRIGHTNESS EXAMPLES/COMPARISONS

This is 60% = aprox. 1,500nits

This is 40% = aprox. 1,000nits



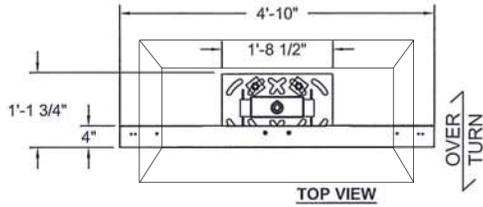
DEERFIELD, IL NIGHTTIME PHOTO BRIGHTNESS EXAMPLES/COMPARISONS

This is 20% aprox. 500nits

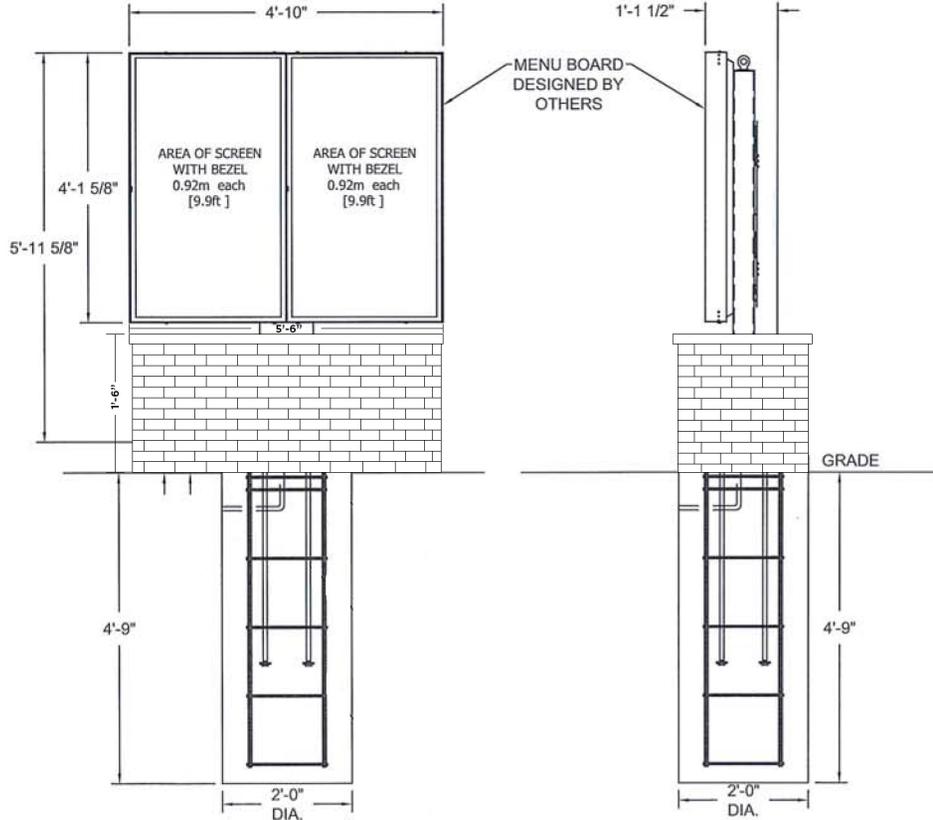


SIGN CABINET
DESIGN BY OTHERS.

ELECTRICAL/ILLUMINATION
DESIGN BY OTHERS.



ALL STEEL SHALL BE
HOT DIP GALVANIZED.



Notes:

- This is a prototypical design based on the following design criteria:
Building Code: IBC 2012
Wind Speed: 115 MPH, Exposure C
Category II
- Foundation analysis assumes soil class 4. The allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact THE CLIENT.
- Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
- Foundation shall not be placed on, or at the top of a slope exceeding 3:1 without evaluation by a competent Professional Engineer. Do not place foundation in fill.
- Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
- Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations, in accordance with ASTM A305. Welding of reinforcement is prohibited.
- Anchor bolts shall meet ASTM F1554 Grade 36 and shall be galvanized to prevent corrosion.
- All support members shall be free from defects. Steel tubes shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel pipe shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel, and plate shall meet ASTM A36.
- Steel welds shall be made with E70XX electrodes by persons qualified in accordance with AWS standards within the past two years.
- Structural bolts shall meet ASTM A325 and be zinc coated unless noted otherwise. Heavy hex nuts shall meet ASTM A563 and washers shall meet ASTM F436 when used with high strength bolts. All high strength bolts shall be tightened using the Turn-of-Nut method unless noted otherwise.
- This engineer will not be responsible for safety on the jobsite before, during, or after the installation of this structure. It is the responsibility of the owners, contractors, and installers to ensure that the installation of this structure is completed using methods that fully comply with OSHA regulations.
- Any deviation from this design or from any part of this drawing without prior written consent of this engineer voids this drawing in its entirety.
- The design depicted on this drawing is prototypical, and should not be used at a specific site unless deemed suitable for that site by a competent Professional Engineer.

NOTE: All designs depicted on this drawing are the sole property of Campbell Consulting Engineering, LLC developed specifically for this project. Use of these designs for any purpose other than the intended application without written consent of Campbell Consulting Engineering, LLC is prohibited. Disclosure of the information presented herein, without Owner's consent, is a violation of intellectual property and will not be tolerated.

McDONALD'S DOUBLE FACE MENU BOARD
PROTOTYPICAL 115 MPH-INSTALL

CLIENT:

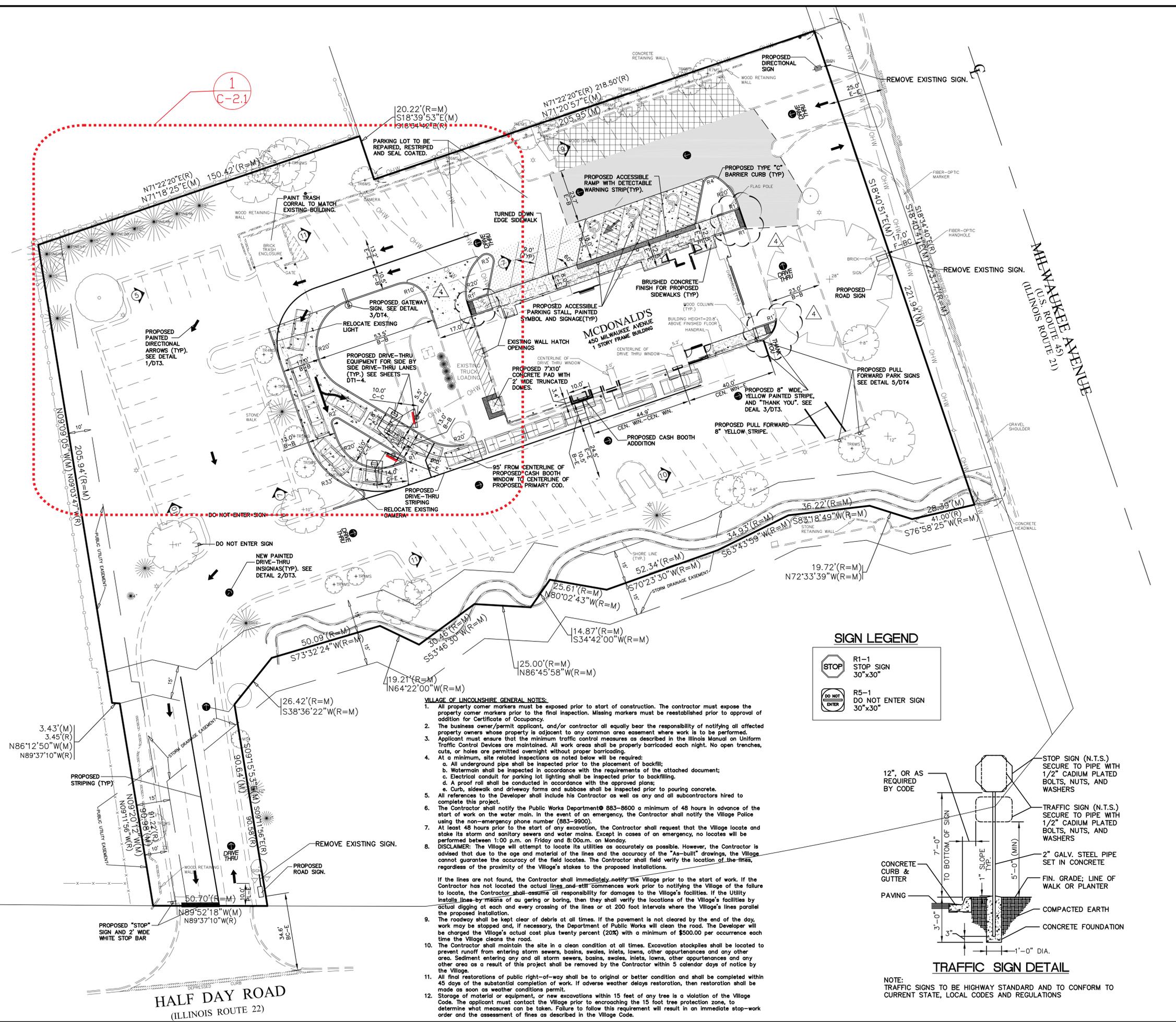


COATES
1142 W. MADISON STREET, SUITE 304
CHICAGO, IL 60607



382 HIGH STREET MARYVILLE, TN 37804 865-980-8881 CCENGINEER.COM

SHEET 1	BY RDG	PROJECT NO. 17-140-D
OF 2	DATE 11/2/2017	DRAWING NO. B101019-B



GENERAL NOTES:

- THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT#11.0258 DATED 12 JANUARY, 2012) PREPARED BY: COMPASS SURVEYING LTD. 2631 GINGER WOODS PARKWAY STE. 100 1-630-891-9100.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SITE SKETCH NOTES:

- ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL STRIPING TO BE DOUBLE COATED 4" WHITE PAINT UNLESS OTHERWISE NOTED.

SITE DATA

LOT AREA = 82,772 S.F.±(1.90 AC.±)
 BUILDING AREA = 5,060 S.F.±

ON SITE PARKING DATA

PARKING REQUIREMENTS:
 10 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA
 5,060 S.F.± * 10 SPACES/1,000 S.F. = 50.6 OR 51 SPACES

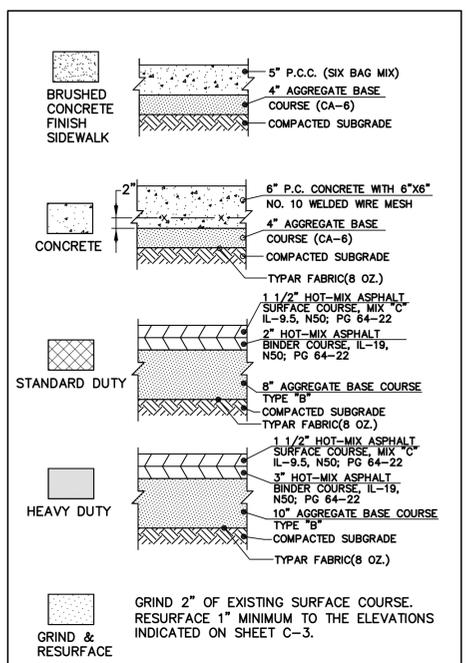
EXISTING SPACES = 70

PROPOSED SPACES

REGULAR SPACES	67
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	70

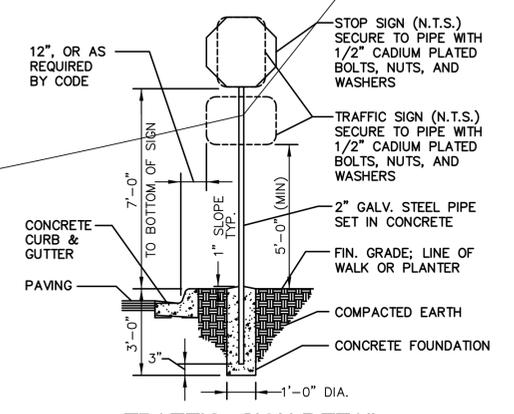
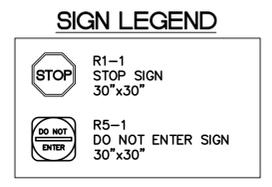
70 PROPOSED SPACES > 51 REQUIRED SPACES

McDONALD'S PAVEMENT LEGEND



NOTES:

- REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
- THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
- THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY PER SECTION 301.
- PROVIDE CONTRACTION JOINTS ON CONCRETE PAVEMENT AT 18' O.C. FOR SIDEWALKS, PROVIDE CONTROL JOINT AT 5' O.C., EXPANSION JOINTS AT 50' O.C.



NOTE:
 TRAFFIC SIGNS TO BE HIGHWAY STANDARD AND TO CONFORM TO CURRENT STATE, LOCAL CODES AND REGULATIONS

VILLAGE OF LINCOLNSHIRE GENERAL NOTES:

- All property corner markers must be exposed prior to start of construction. The contractor must expose the property corner markers prior to the final inspection. Missing markers must be reestablished prior to approval of addition for Certificate of Occupancy.
- The business owner/permit applicant, and/or contractor all equally bear the responsibility of notifying all affected property owners whose property is adjacent to any common area easement where work is to be performed.
- Applicant must ensure that the minimum traffic control measures as described in the Illinois Manual on Uniform Traffic Control Devices are maintained. All work areas shall be properly barricaded each night. No open trenches, cuts, or holes are permitted overnight without proper barricading.
- At a minimum, site related inspections as noted below will be required:
 - All underground pipe shall be inspected prior to the placement of backfill;
 - Watermain shall be inspected in accordance with the requirements of the attached document;
 - Electrical conduit for parking lot lighting shall be inspected prior to backfilling.
 - A proof roll shall be conducted in accordance with the approved plans;
 - Curb, sidewalk and driveway forms and subbase shall be inspected prior to pouring concrete.
- All references to the Developer shall include his Contractor as well as any and all subcontractors hired to complete this project.
- The Contractor shall notify the Public Works Department 883-8600 a minimum of 48 hours in advance of the start of work on the water main. In the event of an emergency, the Contractor shall notify the Village Police using the non-emergency phone number (883-9900).
- At least 48 hours prior to the start of any excavation, the Contractor shall request that the Village locate and stake its storm and sanitary sewers and water mains. Except in cases of an emergency, no locates will be performed between 1:00 p.m. on Friday and 8:00 a.m. on Monday.
 DISCLAIMER: The Village will attempt to locate its utilities as accurately as possible. However, the Contractor is advised that due to the age and material of the lines and the accuracy of the "As-Built" drawings, the Village cannot guarantee the accuracy of the field locates. The Contractor shall verify the location of the lines, regardless of the proximity of the Village's stakes to the proposed installations.
- If the lines are not found, the Contractor shall immediately notify the Village prior to the start of work. If the Contractor has not located the actual lines and still commences work prior to notifying the Village of the failure to locate, the Contractor shall assume all responsibility for damages to the Village's facilities. If the Utility installs lines by means of augering or boring, then they shall verify the locations of the Village's facilities by actual digging at each and every crossing of the lines or at 200 foot intervals where the Village's lines parallel the proposed installation.
- The roadway shall be kept clear of debris at all times. If the pavement is not cleared by the end of the day, work may be stopped and, if necessary, the Department of Public Works will clean the road. The Developer will be charged the Village's actual cost plus twenty percent (20%) with a minimum of \$500.00 per occurrence each time the Village cleans the road.
- The Contractor shall maintain the site in a clean condition at all times. Excavation stockpiles shall be located to prevent runoff from entering storm sewers, basins, swales, inlets, lawns, other appurtenances and any other area. Sediment entering any and all storm sewers, basins, swales, inlets, lawns, other appurtenances and any other area as a result of this project shall be removed by the Contractor within 5 calendar days of notice by the Village.
- All final restorations of public right-of-way shall be to original or better condition and shall be completed within 45 days of the substantial completion of work. If adverse weather delays restoration, then restoration shall be made as soon as weather conditions permit.
- Storage of material or equipment, or new excavations within 15 feet of any tree is a violation of the Village Code. The applicant must contact the Village prior to encroaching the 15 foot tree protection zone, to determine what measures can be taken. Failure to follow this requirement will result in an immediate stop-work order and the assessment of fines as described in the Village Code.



GEOMETRIC PLAN

C-2
 LC #12-1052

DATE: 11.06.12, 12.07.12, 12.10.12, 01.08.13

REVISIONS: PER BRAND REVIEW 10.30.12, REVISION A PER VILLAGE REVIEW, PER CASH BOOTH RELOCATION, PER VILLAGE REVIEW

NO. 1, 2, 3, 4

Prepared For: Lingle Design Group, Inc., 158 W. Main Street, Lena, IL 61048

McDONALD'S - LINCOLNSHIRE, IL
 450 Milwaukee Avenue, Lincolnshire, Illinois

Prepared By: **Watermark Engineering Resources, Ltd.**
 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
 phone 630-375-1600 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER
 DESIGN BY: K.SACK
 DRAWN BY: BC, DO
 DATE: OCTOBER 25, 2012
 SCALE: 1" = 20'
 PROJECT NO.: 11-112

GEOMETRIC PLAN

BUILDING/ELECTRICAL/MECHANICAL COMMENTS:

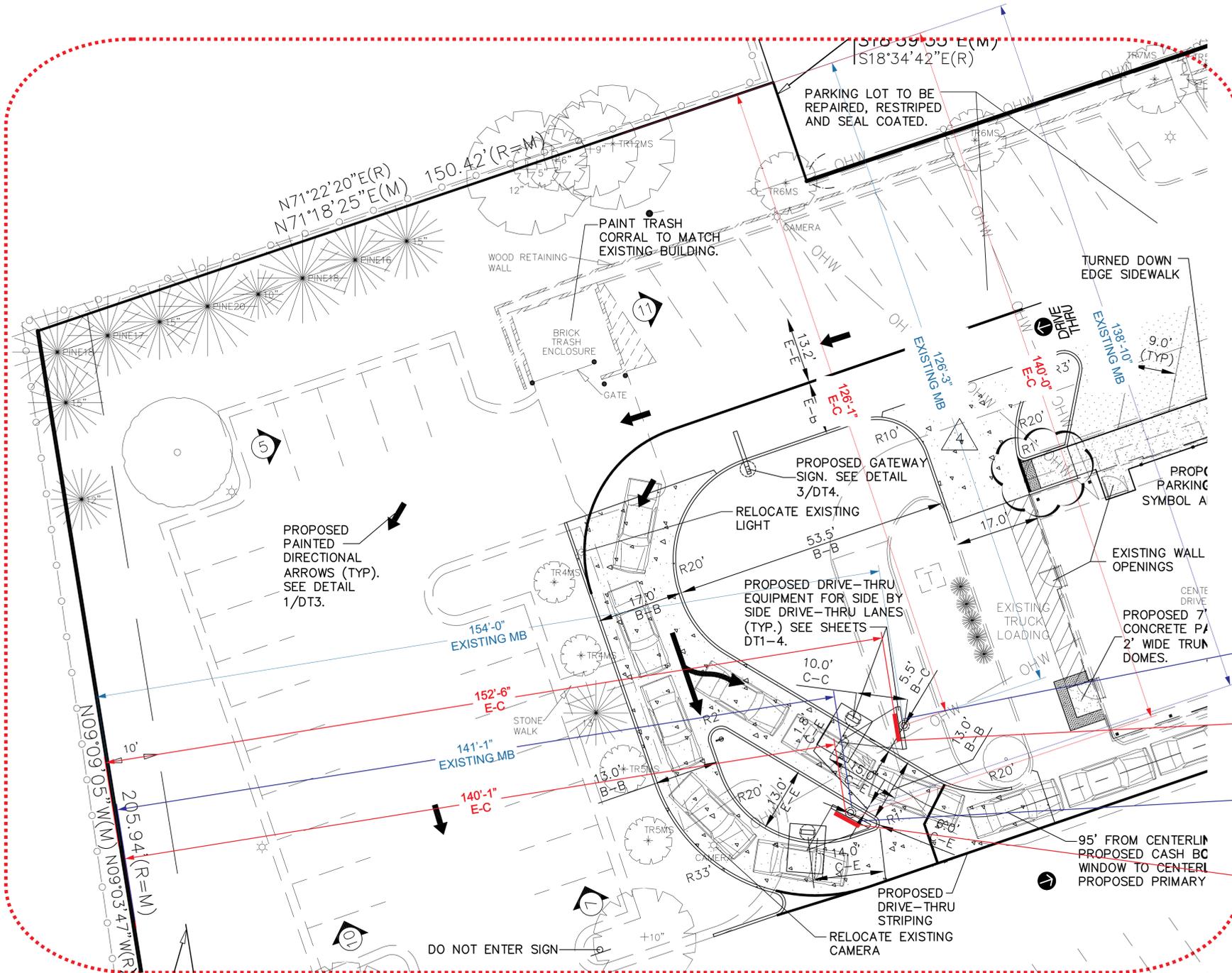
MENU BOARD IS ELECTRIFIED, USING EXISTING DEDICATED 20AMP CIRCUIT FOR EACH D/T LANE AN WILL HAVE ISOLATED GROUNDS.

CONDUIT: EXISTING TO HOME RUN IS 2". NEW FEEDER WILL BE 3/4" FOR LINE VOLTAGE. ALL CONDUIT EXISTING WILL BE SCHEDULE 40PVC UNDERGROUND.

LINE VOLTAGE WIRING: 4#12 & 1#12 ISOLATED GND TO EXISTING PANEL FOR ISOLATED GROUND POWER TO MENU BOARDS

LOW VOLTAGE CABLING: CAT-6 OUTDOOR & UNDERGROUND RATED BELKIN CABLING TO EXISTING NETWORK DATE SWITCH FOR COMMUNICATION TO MENU BOARDS.

NO EXISTING PREBROWSE AND NEW PREBROWSE



A) NEW LANE 1 MENU BOARD INSTALLATION-REMOVE OLD BOARD
 SCREEN DIMS: 4'-10"W x 4'-1 5/8"H x 1'-1 1/2"D
 TOTAL BOARD HEIGHT (WITH BASE): 5'-11 5/8"H
 MINIMUM SETBACK FROM PUBLIC WAY: 40'
 NEW SCREEN SQUARE FOOTAGE: 20'
 OLD SCREEN SQUARE FOOTAGE: 43' **Double Screen**

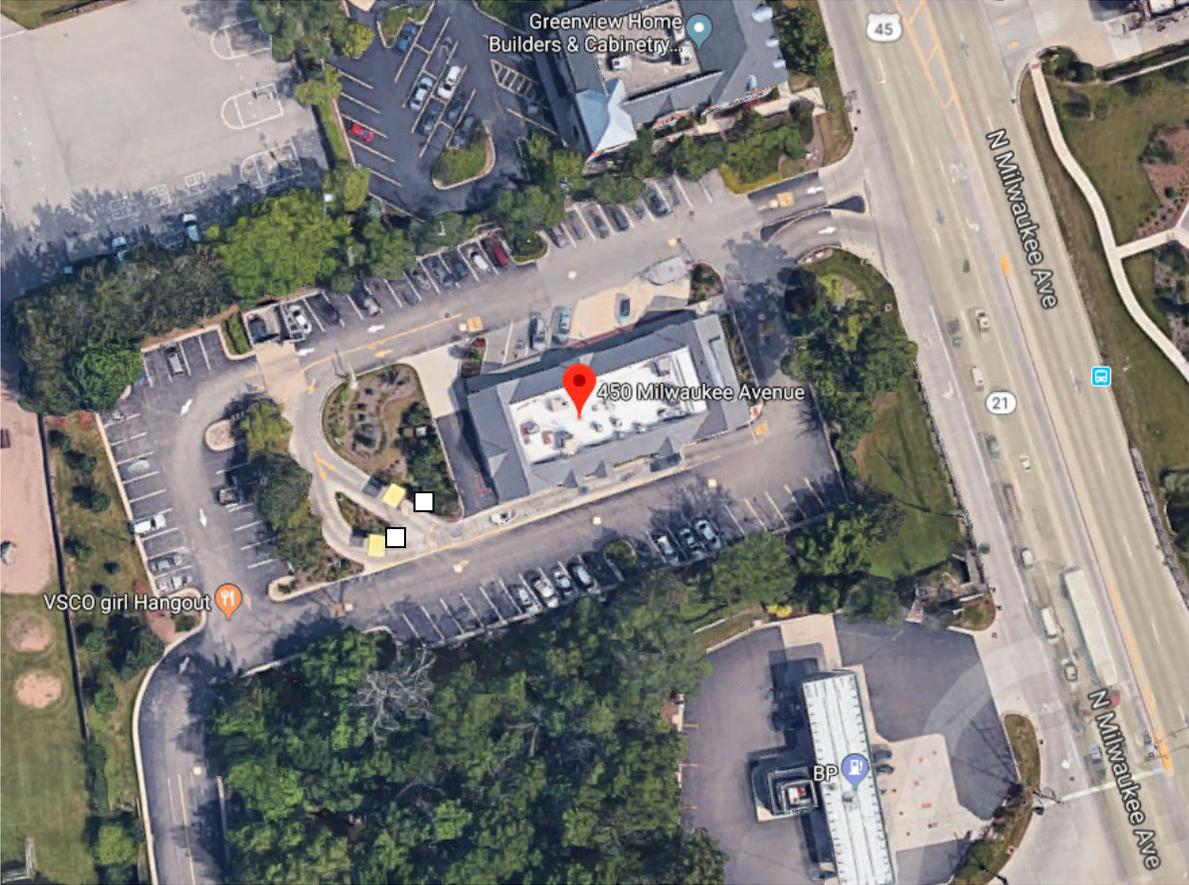
B) NEW LANE 2 MENU BOARD INSTALLATION-REMOVE OLD BOARD
 SCREEN DIMS: 4'-10"W x 4'-1 5/8"H x 1'-1 1/2"D
 TOTAL BOARD HEIGHT (WITH BASE): 5'-11 5/8"H
 MINIMUM SETBACK FROM PUBLIC WAY: 40'
 NEW SCREEN SQUARE FOOTAGE: 20'
 OLD SCREEN SQUARE FOOTAGE: 43' **Double Screen**

C) EXISTING DRIVE-THRU EQUIPMENT TO BE REMOVED

1 Drive Thru Order Point
 SCALE: N.T.S

NO.	1	2	3	4
REVISIONS				
DATE				
Prepared For:				
Lingle Design Group, Inc. 158 W. Main Street Lena, IL 61048				
McDONALD'S - LINCOLNSHIRE, IL 450 Milwaukee Avenue Lincolnshire, Illinois				
Prepared By:				
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502 phone 630-375-1600 fax 630-236-9800 www.watermark-engineering.com				
CHECKED BY:	DESIGN BY:	DRAWN BY:	DATE:	PROJECT NO.:
				11-112
C-2.1				
LC #12-1052				

AERIAL VIEW OF 450 MILWAUKEE AVENUE MARKED FOR PROPOSED BOARDS



L



This is 60 = 1500 nits

MMS
11:11 AM

L



This is 20 = 500 nits

MMS
11:12 AM

THIS IS THE MIN (500 NITS) AND MAX (1,500 NITS) THAT DEERFIELD ARC SETTLED ON DURING THEIR FIELD TRIP TO THE WHEELING STORE

VILLAGE OF BANNOCKBURN

ORDINANCE NUMBER 2019-O-12

**AN ORDINANCE FURTHER AMENDING THE EXISTING SPECIAL USE
PERMIT AND GRANTING VARIATIONS AND OTHER APPROVALS
RELATED TO SIGNAGE AND LOT COVERAGE FOR A FAST FOOD
RESTAURANT AT THE BANNOCKBURN GREEN RETAIL CENTER**
(2529 and 2595 Waukegan Road)

Adopted by the
President and Board of Trustees
of
the Village of Bannockburn
this 8th day of July, 2019

Published in pamphlet form by direction
and authority of the Village of Bannockburn,
Lake County, Illinois
this 9th day of July, 2019



VILLAGE OF BANNOCKBURN
ORDINANCE NUMBER 2019-O-12

AN ORDINANCE FURTHER AMENDING THE EXISTING SPECIAL USE PERMIT AND GRANTING VARIATIONS AND OTHER APPROVALS RELATED TO SIGNAGE AND LOT COVERAGE FOR A FAST FOOD RESTAURANT AT THE BANNOCKBURN GREEN RETAIL CENTER
(2529 and 2595 Waukegan Road)

WHEREAS, AP POB Bannockburn, LLC ("**Owner**") is the owner of certain property located generally at the southeast corner of Waukegan Road and Half Day Road in the Village of Bannockburn on property commonly known as 2529 and 2595 Waukegan Road and legally described in **Exhibit A** attached hereto and made a part hereof ("**Property**"); and

WHEREAS, the Property is located in the "R" Retail District under the Bannockburn Zoning Code ("**Zoning Code**") and has been developed with a multi-tenant retail shopping center and ancillary uses known as the Bannockburn Green Retail Center ("**BGRC**"); and

WHEREAS, pursuant to Ordinance No. 2006-29, as amended from time to time including by Ordinance No. 2015-03, the Village approved a comprehensive amendment to the special use permit and other approvals ("**Special Use Permit**") for the BGRC on the Property; and

WHEREAS, the Special Use Permit, among other things, approved plans for the Property that designated four outlots (identified as Outlots A, B, C, and D) and provide for each such outlot to be developed with a one-story, freestanding commercial building, subject to certain use restrictions; and

WHEREAS, pursuant to Ordinance No. 2015-03, the Special Use Permit approved development of the outlot identified as Outlot A ("**Outlot A**") for a fast food restaurant and related facilities by the Owner and its tenant McDonald's USA, LLC ("**Applicant**") and approved Plans (as defined in Ordinance No. 2015-03) for such development; and

WHEREAS, in connection with the existing fast food restaurant use, Applicant now desires to install outdoor dining facilities (the "**Outdoor Dining Facilities**") and certain new and

replacement signage (the "**New Signs**") on Outlot A, all as depicted on the plans attached hereto as **Exhibit B** (the "**2019 Plans**"); and

WHEREAS, development of the Outdoor Dining Facilities would increase the lot coverage for the Property to approximately 75.016%, which exceeds the maximum lot coverage of 75% previously approved by the Special Use Permit; and

WHEREAS, pursuant to Section 260-406.C(15) of the Zoning Code, the Village Board is authorized to increase the allowable lot coverage for properties within the R District to a maximum of 75.02% pursuant to special use permit; and

WHEREAS, the New Signs do not strictly conform to the requirements of Section 260-906 of the Zoning Code, including without limitation the requirements governing the number, size, and colors of the New Signs; and

WHEREAS, pursuant to Section 260-1153.E(1)(d)(3) of the of the Zoning Code, the Village Board is authorized to vary the size, number, type, and location requirements for any signs within the R District; and

WHEREAS, Applicant and Owner have jointly filed an application with the Village requesting the following relief:

(i) an amendment to the Special Use Permit to:

(a) increase the maximum allowable lot coverage for the Property to 75.02% pursuant to Section 260-406.C(15) of the Zoning Code; and

(b) modify and supplement the Plans (as defined in Ordinance No. 2015-03) with the 2019 Plans (collectively the "**Requested SUP Amendments**"); and

(ii) approval of variations pursuant to Section 260-1153.E(1)(d)(3) of the Zoning Code to authorize installation of the New Signs in accordance with the 2019 Plans (the "**Requested Variations**") and, collectively with the Requested SUP Amendments, the "**Requested Relief**"; and

WHEREAS, pursuant to notice duly published in the *Lake County News-Sun*, the Bannockburn Plan Commission/ Zoning Board of Appeals ("**PCZBA**") conducted a public hearing

on July 1, 2019 for the purpose of hearing and considering testimony on the Requested Relief;
and

WHEREAS, the PCZBA, having fully heard and considered the testimony by all those attending the public hearing, made the following findings:

1. The Property is located in the "R" Retail District under the Zoning Code and is improved with a multi-tenant retail development commonly known as the BGRC.
2. Outlot A of the Property is developed with an approximately 3,958 square foot, one-story, free-standing fast food restaurant with a drive-through and other accessory structures and facilities in accordance with the Plans approved by Ordinance No. 2015-03.
3. The Owner and Applicant have jointly submitted an application to the Village for the Requested Relief, including the Requested SUP Amendments and the Requested Variations.
4. The evidence presented demonstrates that, subject to the terms and conditions of this Ordinance, approval of the Requested SUP Amendments will not adversely affect the development of the Property and will satisfy the required standards for a special use permit in the same manner as described in the Special Use Permit, and:
 - a. Will be in harmony with the general and specific purposes of the Zoning Code and the Bannockburn Comprehensive Plan;
 - b. Will not adversely impact any adjacent property;
 - c. Will not interfere with the use or development of neighboring properties;
 - d. Will not dominate the immediate vicinity of the Property;
 - e. Will be served adequately by essential public facilities;
 - f. Will not cause undue traffic congestion, will not draw traffic through residential streets, and will improve the safety and movement of traffic entering, exiting, and circulating within the Property; and
 - g. Will not unnecessarily destroy or damage any significant natural, scenic, or historic features of the Property.
5. The evidence presented further demonstrates that, subject to the terms and conditions of this Ordinance, all of the standards for recommending or granting variations and other relief are satisfied for the Requested Variations, as follows:
 - a. Carrying out the strict letter of the Zoning Code would create a particular hardship and practical difficulty to the Applicant and Owner;
 - b. The existing use of the Property as a multi-building retail development with outlot buildings creates unique physical conditions, including limitations due to existing internal drives, underground utilities, fences, landscaping, and other tenant improvements, that affect the use of Outlot A and are not self-created;

- c. Carrying out the strict letter of the Zoning Code would deprive the Owner and Applicant of substantial rights enjoyed by other lots subject to the same provisions;
 - d. The hardship is not merely the inability of the Owner or Applicant to enjoy some special privilege or additional right and is not solely an economic hardship;
 - e. The use and development of the Property will be in harmony with the general and specific purposes of the Zoning Code and the Bannockburn Comprehensive Plan;
 - f. The New Signs are consistent and compatible with surrounding land uses, and the Requested Variations will not impact the essential character of the area or impair surrounding properties or developments; and
 - g. There is no other reasonable remedy for the hardship;
6. The evidence presented demonstrates that the Requested Relief satisfies: (i) the requirements for granting special use permits under Section 260-1162.E of the Zoning Code with respect to the Requested SUP Amendments; (ii) the requirements for granting variations under Section 260-1153.F of the Zoning Code with respect to the Requested Variations; and (iii) all other standards and requirements applicable to the Requested Relief, subject to the terms and conditions hereinafter set forth; and

WHEREAS, based on such findings, the PCZBA recommended that the Village President and Board of Trustees grant the Requested Relief; and

WHEREAS, the President and Board of Trustees, having considered the Owner's and Applicant's application for the Requested Relief, the evidence and testimony presented, and the findings and recommendations of the PCZBA, have determined that it is in the best interests of the Village and its residents to grant Owner and Applicant the Requested Relief, subject to the terms and conditions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BANNOCKBURN, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: **Recitals.** The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: **Amendment to Section 2.C of the Special Use Permit.** Pursuant to Sections 260-406.C(15) and 260-1162 of the Zoning Code, and subject to the limitations therein and the conditions set forth in Section 5 of this Ordinance, Paragraph C, entitled, "Lot Coverage"

of Section 2, entitled "Approval of Project" of Ordinance No. 2006-29 is hereby amended in part as follows:

"SECTION TWO: Approval of Project. Subject to the conditions in Sections Four, Five, and Six of this Ordinance, the Village Board of Trustees hereby approves the Project and the Project Plans for the Development (attached to this Ordinance as **Exhibits B-1, B-2, B-3, C, and D**). In connection with the development of the Project, the Village Board of Trustees grants the following relief to permit the Project to be constructed and maintained in accordance with the Project Plans:

* * *

C. Lot Coverage Relief. Pursuant to Paragraph ~~4-106D16~~ **Section 260-406.C(15)** of the Bannockburn Zoning Code, a special use permit to permit the lot coverage on the Property to exceed the maximum lot coverage of 70 percent required by Subsection ~~3-111E-260-411E~~ of the Bannockburn Zoning Code to a maximum lot coverage of not more than ~~75 percent~~ **75.02 percent.**"

* * *

SECTION THREE. Amendment to Special Use Permit Regarding Outlot A Plans.

Pursuant to Sections 260-406 and 260-1162 of the Zoning Code, and subject to the limitations therein and the conditions set forth in Section 5 of this Ordinance, Owner and Applicant are hereby granted an amendment to the Special Use Permit to approve the 2019 Plans attached hereto as **Exhibit B** regarding establishment and maintenance of the Outdoor Dining Facilities and the New Signs on Outlot A. The Plans, as defined in and approved by Ordinance No. 2015-03, are hereby modified and supplemented by the 2019 Plans. In the event of a conflict between the Plans and the 2019 Plans, the 2019 Plans shall control. In all other respects, the Plans shall continue in full force and effect to govern development and use of the Property.

SECTION FOUR: Variations. Pursuant to Section 260-1153.E(1)(d)(3) of the Zoning Code, and subject to the limitations therein and the conditions set forth in Section 5 of this Ordinance, variations from Section 260-906 of the Zoning Code are hereby granted to permit the installation and maintenance of the New Signs in accordance with the 2019 Plans.

SECTION FIVE. Conditions on Approval. The approvals granted pursuant to Sections 2, 3, and 4 of this Ordinance shall be, and are hereby, conditioned upon and limited by the following conditions, the violation of any of which (or any other provision of this Ordinance) shall, in the discretion of the President and Board of Trustees, render void the approvals granted by this Ordinance:

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Plans.** The Outdoor Dining Facilities and the New Signs shall be constructed and maintained in substantial conformity with the 2019 Plans attached to this Ordinance as **Exhibit B**, subject to the conditions set forth in this Ordinance. Minor modifications to the Plans may be permitted without amendment to this Ordinance upon written authorization of the Village Engineer and Village Manager to address field conditions or compliance with regulatory requirements and the conditions of this Ordinance.
- C. **Compliance with Laws.** Except as otherwise expressly provided in this Ordinance, the Zoning Code and all other applicable ordinances and regulations of the Village shall continue to apply to the Property, Outlot A, the Outdoor Dining Facilities, and the New Signs. The development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- D. **Fees and Costs.** Applicant and Owner shall reimburse the Village for all of its costs (including engineering, planning, and legal expenses) incurred in connection with the preparation, review, consideration, approval, implementation, or enforcement of this Ordinance. Any amount not paid within 60 days after delivery of a demand in writing for such payment shall, along with the interest and costs of collection, become a lien upon the Property, and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.
- E. **Binding Effect/ Transferees.** The rights and obligations set forth in this Ordinance shall be binding on Applicant and Owner and any and all of their heirs, successors, and assigns of all or any portion of the Property. To the extent that a successor becomes bound to the obligations created herein pursuant to a transferee assumption agreement acceptable to the Village, and such successor demonstrates to the Village that it has the financial viability to meet the obligations herein, the Applicant or Owner shall be released from its obligations under this Ordinance to the extent of the transferee's assumption of such liability. The failure of the Petitioner to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the Applicant and Owner remaining fully liable for all of their obligations under

this Ordinance but shall not relieve the transferee of its liability for all such obligations as a successor to Applicant or Owner.

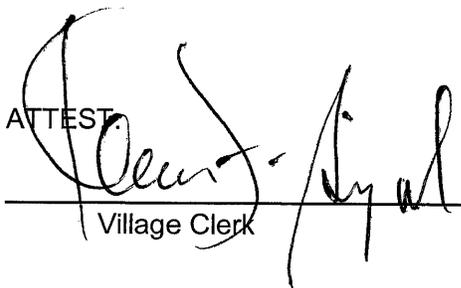
SECTION SIX. **Continued Effect.** Except as expressly modified by this Ordinance, the Special Use Permit shall remain in full force and effect, and Applicant and Owner shall comply with all requirements, conditions, and restrictions therein. Any violation of the terms of the Special Use Permit shall be deemed a violation of this Ordinance. Any violation of this Ordinance shall be deemed a violation of the Special Use Permit and the Zoning Code.

SECTION SEVEN. **Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless or until Applicant and Owner shall have filed with the Village Clerk, within 60 days following the passage of this Ordinance, their fully executed unconditional agreement and consent, in the form attached hereto and hereby incorporated herein as **Exhibit C**, to accept and abide by each and all of the terms, conditions, and restrictions set forth herein. The Village Clerk is hereby directed to record this Ordinance and such acceptance with the Recorder of Deeds of Lake County.

PASSED THIS 8 DAY OF JULY, 2019.

AYES: (6) Ansan, Boyle, Feeney, Herrmann, Korser, Martin
NAYS: (0) None
ABSENT: (0) None
ABSTAIN: (0) None

APPROVED THIS 8 DAY OF JULY, 2019.

ATTEST

Village Clerk


Village President

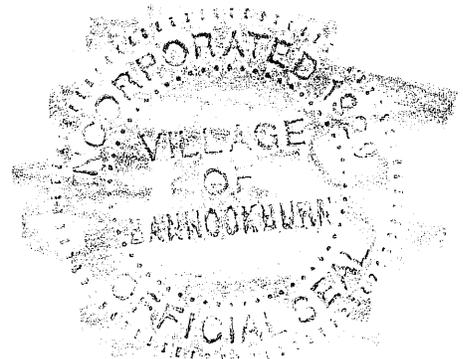


EXHIBIT A

Legal Description of the Property

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33.0 FEET SOUTH OF AND AT RIGHT ANGLES TO A POINT IN THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 913.60 FEET EAST (AS MEASURED ON SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER) OF SAID LINES' INTERSECTION WITH THE EXISTING CENTERLINE OF WAUKEGAN ROAD; THENCE SOUTH 13.0 FEET; THENCE SOUTH 15° 56' 17" EAST, A DISTANCE OF 7804.16 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 122° 30' WITH LAST DESCRIBED COURSE, A DISTANCE OF 225.0 FEET; THENCE NORTHERLY A DISTANCE OF 719 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ILLINOIS STATE HIGHWAY ROUTE NO. 22 (HALF DAY ROAD), WHICH IS 351.14 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE OF ROAD A DISTANCE OF 351.14 FEET TO THE PLACE OF BEGINNING (EXCEPT THE NORTH 74 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS.

-AND-

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE SOUTH 351.04 FEET (AS MEASURED PERPENDICULARLY OF THE SOUTH LINE THEREOF), LYING EASTERLY OF WAUKEGAN ROAD, AS DESCRIBED IN DEED RECORDED APRIL 8, 1964 AS DOCUMENT 1221390; LYING WESTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4, 750.00 FEET (AS MEASURED ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4) EAST OF THE AFORESAID EASTERLY LINE OF WAUKEGAN ROAD TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 1221388, RECORDED APRIL 8, 1964; LYING SOUTHERLY OF THE SOUTHERLY LINE OF ILLINOIS STATE ROUTE 22, AS DESCRIBED IN DEED RECORDED APRIL 6, 1964 AS DOCUMENT 12211388; EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART THEREOF DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE EXISTING CENTER LINE OF WAUKEGAN ROAD AND THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, SAID EXISTING CENTER LINE BEING 30 FEET EASTERLY OF, MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 373.19 FEET; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 1/2 OF SOUTHWEST 1/4, A DISTANCE OF 215.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULARLY TO THE CENTER LINE OF SAID WAUKEGAN ROAD TO A POINT ON SAID CENTER LINE WHICH IS 330.28 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID CENTER LINE WITH THE NORTH

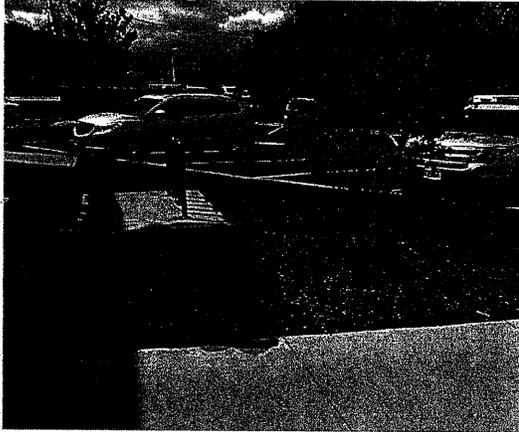
LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17 AFORESAID; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, 330.28 FEET TO THE HEREIN DESIGNATED PLACE OF BEGINNING, AND EXCEPTING THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EXISTING CENTER LINE OF WAUKEGAN ROAD AND THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, SAID EXISTING CENTER LINE BEING 30 FEET EASTERLY OF MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 913.60 FEET TO A POINT; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 46.0 FEET TO A POINT IN THE SOUTH LINE OF SAID ROUTE NO. 22, SAID POINT BEING THE SOUTHEASTERLY CORNER OF PROPERTY DESCRIBED IN DOCUMENT 1221388, FOR PLACE OF BEGINNING; THENCE SOUTH 15 DEGREES 56 MINUTES 17 SECONDS EAST, AS DISTANCE OF 63.44 FEET TO A POINT; THENCE WEST ALONG A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 AND NORMALLY DISTANCE OF 107.0 FEET, A DISTANCE OF 557.83 FEET TO A POINT; THENCE NORTH PERPENDICULAR TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 42.0 FEET, TO POINT ON THE SOUTH LINE OF ILLINOIS STATE HIGHWAY ROUTE 22 NO. 22 (PRAIRIE AVENUE) AS DESCRIBED IN DEED RECORDED APRIL 8, 1964 AS DOCUMENT 1221388; THENCE EAST ALONG THE SOUTH LINE OF SAID ROUTE 22, A DISTANCE OF 159.89 FEET TO THE BEGINNING OF A CURVE IN SAID SOUTH LINE, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE SOUTH, HAVING A RADIUS OF 1,910.08 FEET; THENCE EASTERLY ALONG SAID CURVED LINE, AN ARC DISTANCE OF 190.58 FEET, THE CHORD OF SAID ARC BEARING NORTH 85 DEGREES 38 MINUTES 16 SECONDS EAST, TO A POINT OF REVERSE IN SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE BEING CURVE, CONVEX NORTHERLY, HAVING A RADIUS OF 1,910.08 FEET AND TANGENT TO THE LAST DESCRIBED LINE, AN ARC DISTANCE OF 190.58 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS,

P.I.N. 16-17-300-028 and 16-17-300-029

EXHIBIT B

2019 Plans

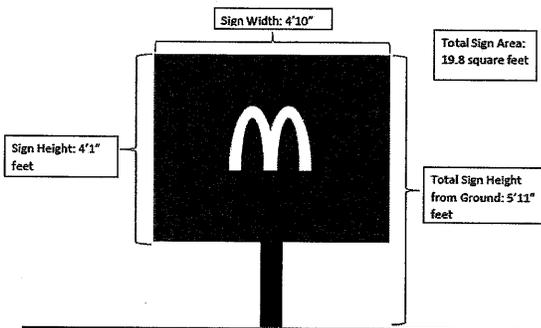
✦ *Lot Coverage*



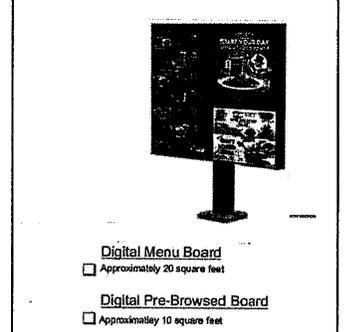
✦ *Signage*

○ *New Board Menu Signs*

Double Pane Menu Board

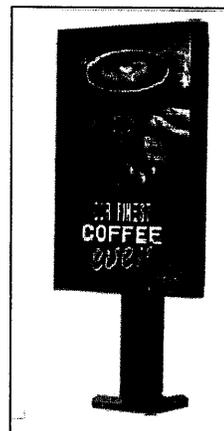
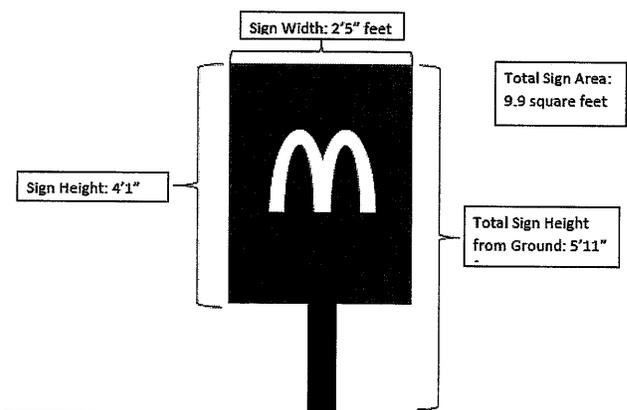


McDonald's Drive Thru Menu Board Replacement



○ *Two new single pane onsite informational signs.*

Single Pane Pre-Sale Unit



- Location of the proposed new menu and ground signs

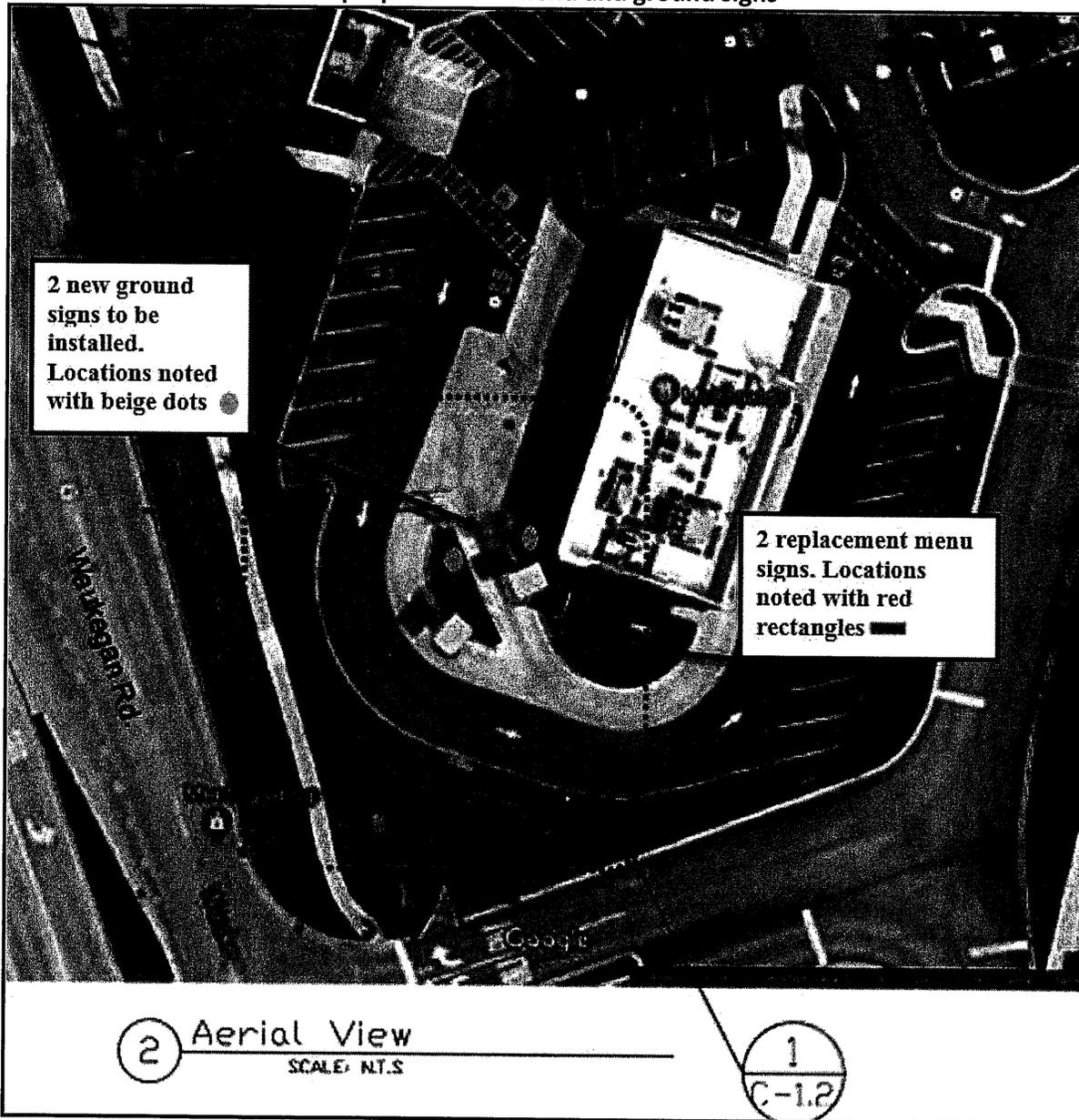


EXHIBIT C
Unconditional Agreement and Consent

Pursuant to Section Seven of Bannockburn Ordinance No. 2019-O-~~12~~ and to induce the Village of Bannockburn to grant the approvals provided for in such Ordinance, the undersigneds acknowledge on behalf of Owner and Applicant and their successors and assigns in title to the Property that Owner and Applicant:

1. have read and understand all of the terms and provisions of said Ordinance No. 2019-O-~~12~~;
2. hereby unconditionally agree to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of Ordinance No. 2019-O-~~12~~ and any amendments thereto; the Bannockburn Zoning Code; and all other applicable codes, ordinances, rules, and regulations;
3. acknowledge and agree that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any approvals or permits for the use of the Property, and that the Village's issuance of any approval or permit does not, and shall not, in any way, be deemed to insure the Owner or Applicant against damage or injury of any kind and at any time;
4. acknowledge that all public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right;
5. agree to and do hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties in connection with the Village's adoption of the Ordinance or any of the approvals granted to the Owner and Applicant thereby; and
6. represent and acknowledge that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on behalf of the Owner and Applicant, respectively.

AP POB BANNOCKBURN, LLC

ATTEST:

By: _____

By: _____

Its: _____

Its: _____

MCDONALD'S USA, LLC

ATTEST:

By: _____

By: _____

Its: _____

Its: _____

MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: July 19, 2019

RE: Public Hearing: McDonald's Restaurant Request for an Amendment to Their Special Use and Approval of New Menu Boards Pursuant to Article 9.02B.14 (a) of the Deerfield Zoning Ordinance.

Subject Property

The subject property consists of McDonald's Restaurant, which is located at 50 N. Waukegan Road. In 1977, McDonald's was granted permission to construct the restaurant as a Special Use (Ord. O-77-08). In 1982, McDonald's was granted an amendment to the existing Special Use to allow a drive-thru (Ord. O-82-50 and Ord. O-82-51) and in 1991; McDonald's amended their Special Use to add a second drive-up window used for cash/transactions (Ord.O-91-27). In 2012, McDonalds was granted an amendment to the existing Special Use to allow changes to the Special Use including dual menu board lanes at the west side of the building to replace the single drive-thru lane (Ord. O-12-23 and O-12-24). The subject property is zoned C-2 Outlying Commercial District. A restaurant is a Special Use in the C-2 Outlying Commercial District.

Surrounding Land Use and Zoning

North: C-2 Outlying Commercial District – Firestone

South: C-2 Outlying Commercial District – Parkway Bank, Luna Flooring and Carpets, Top Fitness Store, Charles Ifergan Salon and Rainbow Cleaners (this property is commonly referred to as the Atrium/Golden Bear PUD)

East: (across Waukegan Road) C-2 Outlying Commercial District – Cadwell's Corners

West: C-2 Outlying Commercial District – medical office & professional office building

Proposed Plan of Development

Franchise Realty Investment Trust – IL (a Maryland corporation), property owners of the 50 Waukegan Road property, are proposing to amend their existing Special Use for the restaurant to allow two (2) new dual panel digital menu boards. McDonald's franchises are eliminating their existing menu boards and upgrading to digital menu boards in all of its locations. The Deerfield McDonald's currently has two (2) drive-thru lanes, each lane with its own three (3) panel, 43 square foot menu board. The dual panel digital menu boards are proposed to each be 20 square feet and able to change

several times a day as the menu changes. The digital menu board will dim automatically as the ambient light lessens and switch to “night mode” during evening hours that will be controlled by an internal photocell. The “night mode” replaces the black font/white background with a white font/black background.

The petitioner is proposing the keep the brightness levels for the menu boards between 500 – 1,500 NITs. There will be no flashing, moving or bright images on the new digital menu board. The existing speaker posts will remain for audio, but the confirmation screen on the existing post is being eliminated because the order confirmation will be viewed on the new digital menu boards. No additional sound or speakers are being proposed with these digital menu boards. No preview boards are being proposed as part of this plan. The new digital menu board location will remain behind the restaurant and concealed from view to Waukegan Road. The existing yellow canopies under which the vehicles place their order will remain unchanged and the proposed digital menu boards will be programmed to shut down during the drive-thru non-business hours. Nothing will change to the plans regarding traffic, circulation or parking.

In 2014, the Plan Commission explored the issues of menu boards and sent a recommendation to the Board of Trustees. The Board of Trustees passed Ordinance O-14-13 regarding drive-thru menu boards. The outcome was that the Village would review menu boards of all types in the C-2 Outlying Commercial District on a case-by-case basis. Any new menu boards would be evaluated based on the number, area, location, height and lighting.

Zoning Conformance

The petitioners are seeking approval of an amendment to a Special Use, and review of their proposed menu boards by the Plan Commission pursuant to below Article 9.02B.14 (a) of the Deerfield Zoning Ordinance. Attached are the Special Use Standards.

Article 9.02B.14 -Restaurant Drive-Thru Menu Board Signage in the C-2 Outlying Commercial District (Ordinance Number 0-14-13)

- a. Number, Area, Location, Height and Lighting- The number, area, location, height and lighting of a restaurant drive-thru menu board sign shall be determined by the Corporate Authorities following review and consideration of a recommendation from the Village Plan Commission. (Ord. 0-14-13)

Landscaping Plan

The petitioner plans to maintain the existing landscape plan (the location of the proposed menu boards will remain the same).

Menu Board Brightness

At the June 27, 2019 Plan Commission pre-filing conference meeting, the petitioner noted that they would keep the brightness level for the proposed menu board between 500 – 2,500 nits. A nit is a unit of measurement of luminance, or the intensity of visible light. Nits are used to describe the brightness of computer displays, such as LCD and CRT monitors and in this case a digital menu board. *Luminance* (measured in nits) quantifies surface brightness, or the amount of light an object gives off. *Illuminance* (measured in footcandles) quantifies that amount of light, which falls onto an object.

Appearance Review Commission (ARC) – Brightness Condition

The petitioners met with the ARC on June 24th. The ARC reviewed the proposal for two (2) new digital menu boards at the McDonald's drive-thru. The Commission was pleased that the size of the new menu boards were smaller than the existing boards (20 SF vs 43 SF) and that they would look cleaner in appearance. They also liked the fact that no advertisement toppers are allowed on top of the boards.

The ARC was not comfortable approving the menu boards at their June 24th meeting because LED lighting reads differently to the eye than other types of lighting. Staff researched the illumination level and the ARC scheduled a field visit meeting on July 10, at the McDonald's located at 188 E. Dundee Road in Wheeling to view their digital menu boards, which are the same menu boards proposed for Deerfield. The purpose of the meeting was to view the menu boards in the daylight and at night and to vary the brightness levels of the menu board during those times.

The ARC viewed the Wheeling McDonald's drive-thru menu board at various ambient lighting levels. A remote control was used to vary the brightness of the screen during the viewing. The ARC determined that the upper limit of brightness (2,500 nits) proposed by McDonald's at the June 24, 2019 ARC meeting (and June 27 Plan Commission pre-filing conference) was too bright. After their on-site viewing of the menu boards at the Wheeling McDonalds, the ARC determined that keeping the brightness between 500-1,500 nits throughout the day would be more appropriate for the Deerfield location. This information was passed on to the Deerfield McDonald's property owner and the petitioner has revised the proposed menu board brightness to 500 – 1,500 nits. See attached ARC summary and minutes from their July 10th field visit meeting.

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on June 27, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were: Larry Berg, Chairman
Al Bromberg
Blake Schulman
Jennifer Goldstone

Absent were: Elaine Jacoby
Justin Silva

Also present: Jeff Ryckaert, Principal Planner
Daniel Nakahara, Planner

Chairman Berg swore in all who plan to testify before the Commission.

Public Comment on a Non-Agenda Item

There were no comments from the public on a non-agenda item.

WORKSHOP MEETING

(1) Prefiling Conference: McDonald's Restaurant Request for an Amendment to Their Special Use and Approval of New Menu Boards Pursuant to Article 9.02B.14 (a) of the Deerfield Zoning Ordinance at 50 N. Waukegan Road

Michelle Freeman of Keyser Industries reported that her company is the innovator for the new McDonald's digital menu boards nationwide and provided an overview of the plans for the Deerfield McDonald's menu boards.

Ms. Freeman stated that as Village staff shared in their memo, this location was first a single drive-thru with one ordering point and later added a second ordering point followed by a dual lane drive-thru. For the current project plans at the Deerfield location, they are looking to remove all old static menu boards and replace them with digital menu boards. The existing menu boards are manually changed, and the new boards will be digital LED Samsung screens similar to a large television. She added that the interior of many McDonald's locations are also being remodeled to also have these same digital menu boards that can be changed and uploaded electronically instead of manually as previously done. Pricing, different menu items and current promotions can all be changed more easily. The outdoor digital menu boards all have ambient light sensors, which will dim the brightness based on the surrounding light. Ms. Freeman shared that the Appearance Review Commission (ARC) had some questions on the brightness and she will do her best to further explain. The digital menu boards can be lit from 500 to 5,000 NITs, which is the measurement for LED lights. The McDonald's menu boards will not go higher than 2,500 NITs. The old backlit menu boards are fluorescent lights, which are measured in lumens and are much brighter than what is currently being proposed. She added that the maximum brightness on the new screens can be changed manually, as well. She

commented that another municipality required that the screen brightness did not exceed 2,200 NITs and had that location decrease the menu board screen brightness to 400 NITs.

Ms. Freeman displayed images of the new double unit screens pointing out that the existing static menu boards have four units and they will be going down to two. The screens will measure 58 inches wide and 47.7 inches high which is approximately 19 square feet, a reduction of almost 60% to the existing 42 square feet menu boards. She noted that the current boards are manually changed from breakfast to lunch to dinner to late night menu. The new screens will remain static except for when they are changed electronically for each meal, as is currently done manually.

Chairman Berg asked if there will be less content on the boards given the smaller surface. Ms. Freeman replied that there would not be less content although it will be aligned differently to be clearer and more condensed. She added that part of the spacing on the current boards are so that the menus can be changed out manually.

Ms. Freeman commented that a new foundation would be dug for the new screens slightly closer to the drive-thru window. The confirmation display on the existing speaker post, which verifies the customer order, will be covered up as this information will now be on the proposed menu board for each customer. Ms. Freeman displayed images of other digital menu boards and their content during daylight hours with a white background while the night mode will have the content in white with a black background.

Ms. Freeman reviewed the benefits of the new digital menu boards. The proposed menu boards will be smaller and less bright than the existing boards. The current fluorescent lighting is not adjustable and has higher lumens than the LED brightness (NITs). The proposed menu boards will be able to adjust to outdoor brightness. The size and brightness of the menu board will both be cut by about half the size of the current menu boards. The new screens are also more sustainable and will last about 15 years. She commented that the location will also be better for customer visibility and eliminate the prebrowsing ads. The current menu boards are no longer manufactured making them difficult to maintain. Maintenance for the digital screens will be easier and printed material will no longer be needed. She added that if a store added printed material on top of the screens and changed the structure of the menu board, the warranty for the menu board would be void.

Ms. Freeman displayed an image of a person standing next to similar existing menu boards as well as new digital boards to show the size comparison. She commented that the digital screens have a cleaner look. She reported that the existing landscaping around the Deerfield McDonald's drive-thru is low maintenance and will be maintained or improved upon once the work is complete. Ms. Freeman showed an image of an old menu board lit up at night as well as a new LED screen at night to show that the new screen has less glare and will be less bright. Ms. Freeman showed the site plan pointing out the planned location for the new boards, which will be slightly moved up.

Commissioner Bromberg commented that in the notes from the ARC meeting there was a question about menu customization that can be changed for each specific customer and asked for more information on this. Ms. Freeman replied that this is not in the current plans and would be something in the future that the technology of digital menu board could allow. An example of this would be that the menu font could change to larger size for visually impaired customers or

change to a different language. She reiterated that this type of customization is not in the current plans and the menu boards will be static.

Mr. Ryckaert stated that, per the zoning ordinance, there can be no exposed LED lighting bulbs, and that the lighting source for the menu boards is internal. This sign does not flash, flicker, or scroll on a continuous basis which is not allowed by the zoning ordinance.

Chairman Berg asked if the speakers would be altered. Ms. Freeman replied that the speakers will not change. The only difference will be that the order display will be covered up and the order will now show on the new digital board.

Ms. Freeman stated that the process to add the new boards is to first dig the foundation and add the new digital boards before removing the old ones. The work will be done during their least busy hours to not cause any issues. Ms. Freeman showed a listing of Chicago area McDonald's locations that already have digital menu boards.

Commissioner Bromberg commented that this request seems very non-controversial and he has no concerns with their proposal, as it is not visible from any residences. Commissioner Goldstone agreed.

Chairman Berg asked if Village staff is looking into setting requirements for brightness and size. Mr. Ryckaert explained that the text amendment made in 2014 for new drive-thru menu boards indicated the new menu board signage is to be reviewed by the Plan Commission on a case-by-case basis for the number, size, location, height and lighting. The petitioner has agreed to limit the brightness of the sign as the ARC is suggesting. In the future, he believes the Village will see more requests for digital drive-thru menu boards that will be reviewed on a case-by-case basis.

Ms. Freeman indicated that the current nighttime display to the LED adjustable screen would be a 42% decrease in brightness. Ms. Freeman noted that 500 NITs is equivalent to approximately 8,565 lumens and 2,500 NITs is equivalent to approximately 32,910 lumens. Chairman Berg confirmed that the lighting adjustments are all automated. Ms. Freeman said yes, similar to how your phone display can automatically adjust to the lighting.

There were no other comments from the Commission.

Mr. Ryckaert reported that the Public Hearing on this matter will be July 25, 2019.

Items from the Staff

Mr. Ryckaert reported on upcoming Plan Commission agenda items.

Adjournment

There being no further discussion, Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the Workshop Meeting at 8:00 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll

July 10, 2019 - ARC Meeting Summary

Summary of Appearance Review Commission meeting held on July 10, 2019 for the digital menu boards at McDonald's at 50 N. Waukegan Road. The meeting was held at McDonald's at 188 E. Dundee Road in Wheeling to view their digital menu boards. The purpose of the meeting was the view the menu boards in the sunlight and at night and vary the brightness during those times.

Petitioners: No Petitioners were present

The ARC met and viewed the digital menu board in the McDonald's drive-thru at various ambient lighting levels. A remote control was used to vary the brightness of the screen during the viewing. The ARC determined that the upper limit of brightness (2,500 nits) proposed by McDonald's at the June 24, 2019 ARC Meeting was too bright. The ARC determined that keeping the brightness between 500-1,500 nits throughout the day would be more appropriate for Deerfield. This information will be passed on to McDonald's when they return to the ARC in July.

Submitted:

Liz Delevitt, Planning & Design Specialist
Village of Deerfield

July 10, 2019 - ARC Meeting Minutes

UNAPPROVED DRAFT

Appearance Review Commission

Meeting Minutes

July 10, 2019

A meeting of the Appearance Review Commission was held on Wednesday, July 10, 2019 at 8:00 p.m. at the McDonald's, 188 E. Dundee Road in Wheeling, Illinois. Chairperson Lisa Dunn called the meeting to order at 8:08 p.m.

Present were

Lisa Dunn, Chairperson
Sherry Flores
Amy Schneider

Absent was:

Beth Chaitman
Jason Golub
Daniel Moons

Also Present:

Liz Delevitt, Planning & Design Specialist

Public Comment:

There were no public comments on non-agenda items.

Business:

1. McDonald's, 50 N. Waukegan Road – digital menu boards, on-site visit to 188 E. Dundee Road, Wheeling, IL

The Commission viewed the existing menu board while in daylight. The screen was set to 45% (approximately 1,125 nits). Ch. Dunn said the screen looked bright, clean and readable. Ms. Schneider does not think the screen is too bright. Ms. Flores questioned the black background of the menu board. Ch. Dunn believes the menu boards look much better without the advertising caps on top of them. The Commission witnessed an order taking place by a customer and liked the order confirmation, which pops up in the lower left corner. Ch. Dunn notes that whether or not they like it, digital menu boards are the wave of the future. Ms. Delevitt mentioned that Highland Park has chosen not to allow any digital menu boards presently. The Commission is ok allowing digital menu boards as long as they have appropriate restrictions placed on them.

A discussion was had about the brightness of the board. Ms. Delevitt explained that luminance (brightness of the source) is used to measure brightness on the screen instead of illuminance (brightness of light falling on an object). McDonald's has provided the

measurement of luminance in nits. The screen at this location is set to go from 500 nits to 2,500 nits.

Ms. Delevitt used a remote control to change the brightness to 2500 nits after the sun had set. The Commission believes the background is too grey, and there is not enough contrast with the letters.

Ms. Delevitt used the remote to change the brightness to 2000 nits. Ms. Flores and Ms. Schneider note that the screen still appears too bright.

Ms. Delevitt used the remote to change the brightness to 1500 nits. The Commission thinks this brightness looks appropriate for the maximum brightness allowed.

Ms. Delevitt changed the brightness to 1000 nits. This brightness looks fine according to the Commission.

Ms. Delevitt changed the brightness to 500 nits. The Commission agreed this looks appropriate for the minimum brightness allowed.

Illumination measurements (in foot-candles) were taken at different brightness levels using a light meter provided by Ms. Delevitt. The measurements were taken at roughly 5' from the board, the location of a car pulled up to the menu board. The ambient lighting in the background made it difficult to get a brightness reading of the menu board. The data collected showed a range of 5.5 fc (at 500 nits), 8.7 fc (at 1500 nits) and 11.9 fc (at 2500 nits). The Commission agreed that using foot-candles to limit brightness for menu boards would be difficult to control.

The Commission discussed their recommendation for the proposed McDonald's menu boards in Deerfield. They would recommend the brightness to vary from 500 nits to 1500 nits.

Items from the Commission:

There were no items from the Commission.

Items from Staff:

There were no items from the Staff

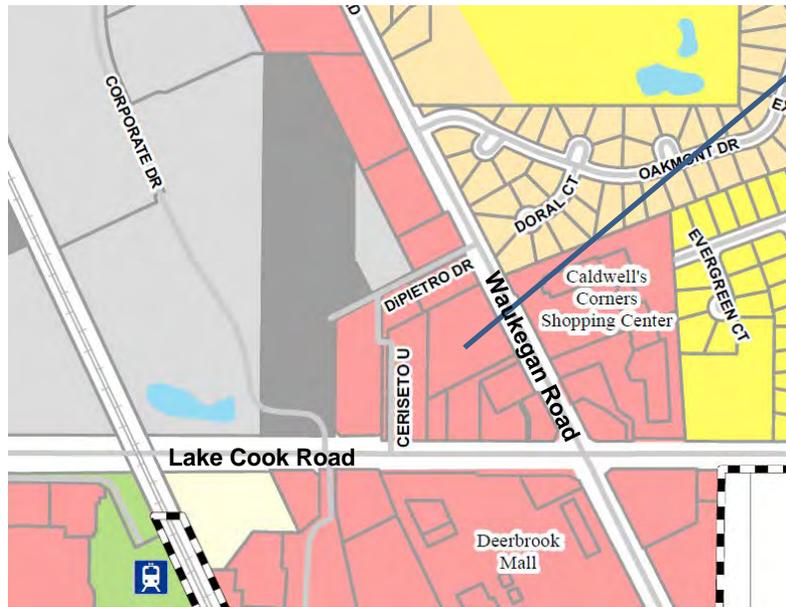
Adjournment:

There being no further business or discussion, the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

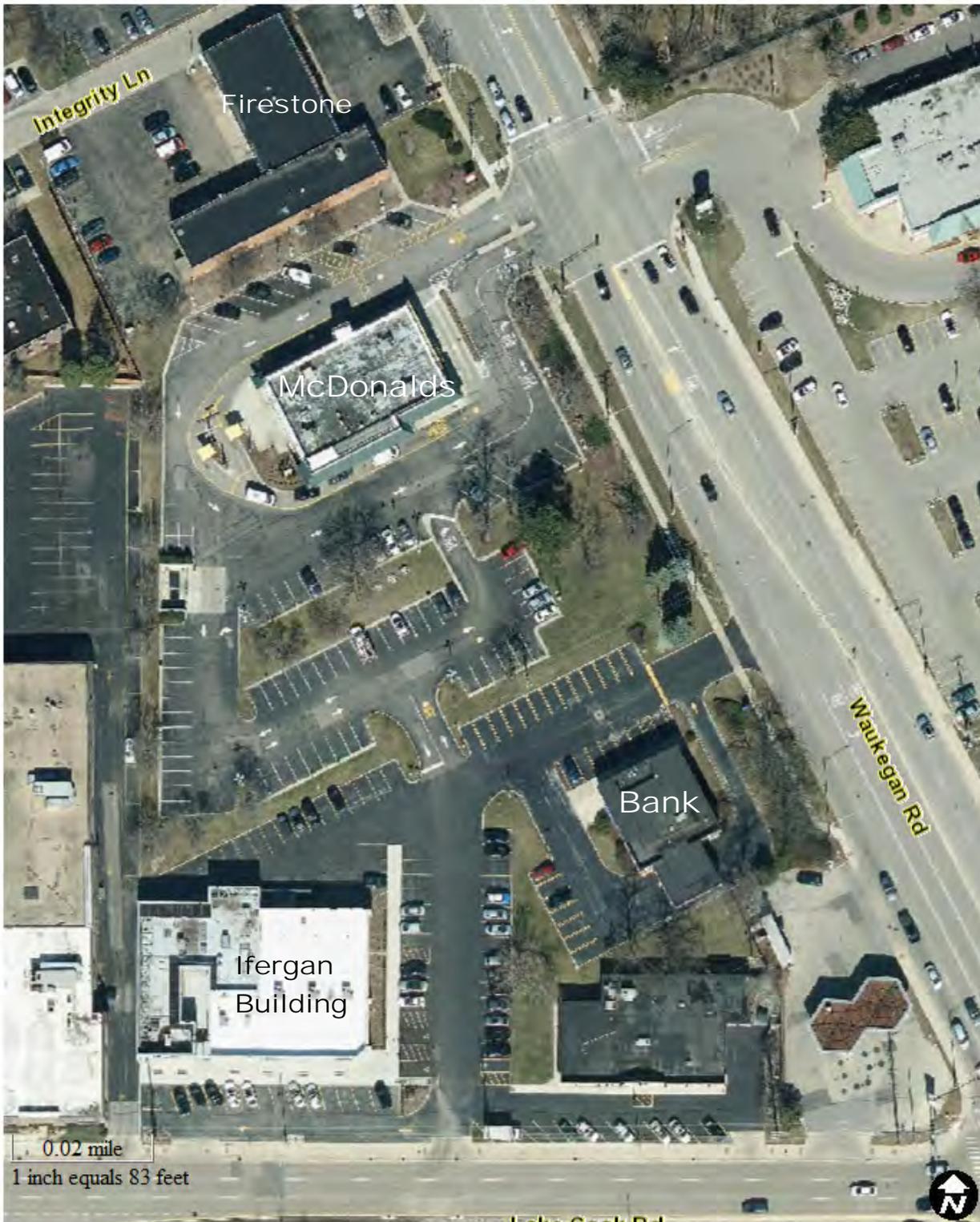
Elizabeth Delevitt
Planning & Design Specialist

Village of Deerfield 2019 Zoning Ordinance Map



Subject Property

	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R1
	R-3	SINGLE FAMILY DISTRICT SAME AS R1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

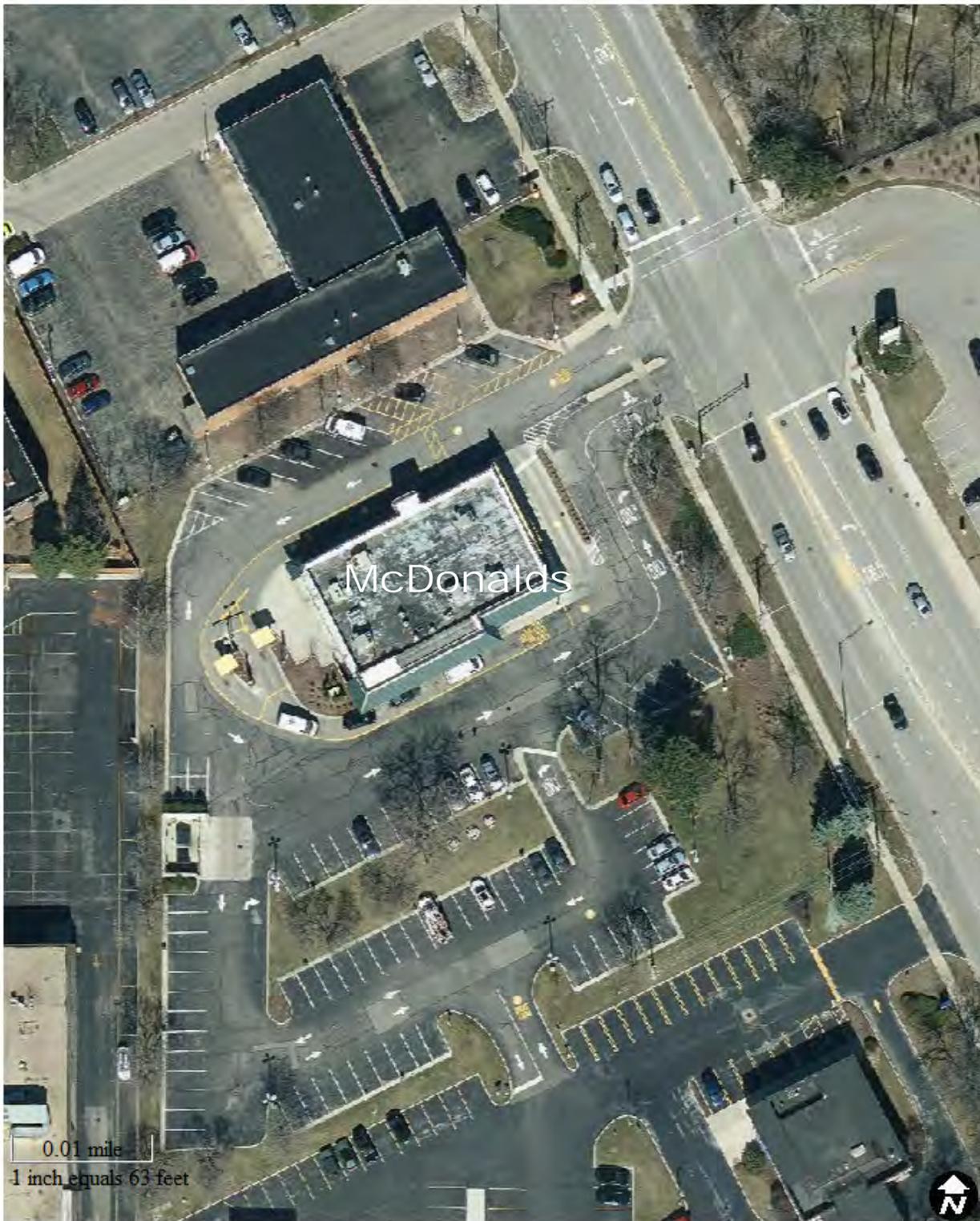


Map created on June 21, 2019.

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Map created on June 21, 2019.
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SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. Traffic
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.

Village of Glenview Appearance Commission

STAFF REPORT

July 10, 2019

TO:
Chairman and Appearance
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Michelle House, Senior Planner

SUBJECT:
Certificate of Appropriateness

ACTION REQUESTED:
Staff requests a final determination
on the proposal.

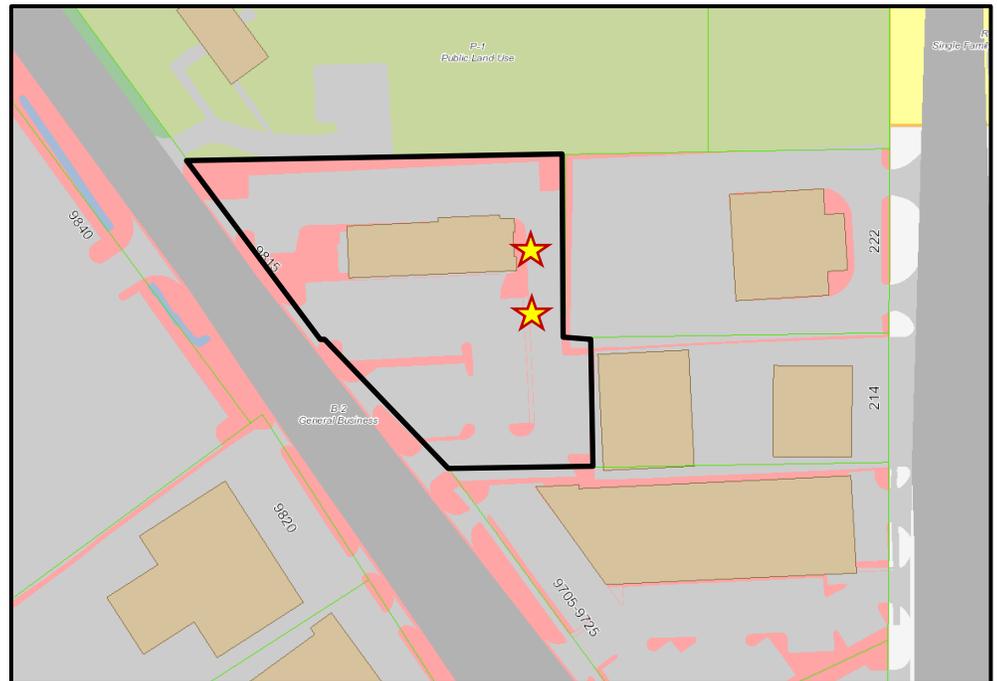
APPLICANT:
Keyser Industries
10200 S. Kedzie Avenue
Evergreen Park, IL 60805
Tel: (708) 876-1249

CONTACT:
Michelle Freeman
10200 S. Kedzie Avenue
Evergreen Park, IL 60805
Tel: (708) 910-4895

CASE #: A2019-049

LOCATION: 9815 N. Milwaukee Ave.

PROJECT NAME: McDonald's Menu Signage



PROPOSAL:

The applicant, McDonald's, represented by Keyser Industries, requests approval of two (2) menu and order confirmation boards and one (1) pre-order board for the existing restaurant at 9815 N. Milwaukee Avenue.



Report Disclaimer: Village staff makes no representations regarding support, endorsement, or the likelihood of approval or disapproval by any Glenview regulatory commission or the Village Board of Trustees.

Site Assessment

AERIAL PHOTOGRAPHY:



SITE PHOTOGRAPHY:



SITE PHOTOGRAPHY:



Project Summary

The applicant, McDonald's, proposes two (2) illuminated menu and order confirmation boards and one (1) illuminated pre-order board for the existing restaurant at 530 Waukegan Road.

The proposed menu board would measure 4.83 feet wide by 4.14 feet tall with a total height of 5.95 feet. The screen would change once for each breakfast, lunch, and dinner service. In accordance with Code requirements, there would be no video or continuous movement permitted.

The proposed pre-order board would measure 2.43 feet wide by 4.14 feet tall with a total height of 5.95 feet. The screen would not be permitted to feature any video or movement on the screen.

The existing drive-thru signage would be removed as part of this project.

PROJECT DESCRIPTION:

Text	Pre-Order Board	Menu and Order Confirmation Board
Location	Drive-thru	Drive-thru
Design	Electronic message center	Electronic message center
Letter Height	Varies	Varies
Letter Color(s)	Black or white depending on color of background	Black or white depending on color of background
Trim Cap Color	N/A	N/A
Return Color	Black	Black
Background Color	Varies	Varies
Illumination Type & Color	LED	LED
Raceway Depth	N/A	N/A

COMPLIANCE WITH DESIGN GUIDELINES AND ZONING:

Pre-Order Board(s)	Pre-Order Board
Proposed Sign Area	10.0 sq. ft.
Compliance (10.0 sq. ft. per Ordinance) →	Yes
Proposed Sign Height	5.95 ft.
Compliance (11 ft. tall per Ordinance) →	Yes
Compliance with Design Guidelines →	Yes

Menu Board(s)	Menu Board
Proposed Sign Area	20.0 sq. ft.
Compliance (80.0 sq. ft. per Ordinance) →	Yes
Proposed Sign Height	5.95
Compliance (11.0 ft. tall per Ordinance) →	Yes
Compliance with Design Guidelines →	Yes

Appearance Commission Review

APPEARANCE PLAN COMMENTS:

Staff comments after evaluating the proposal for compliance with the Appearance Plan:

Sign Criteria from Appearance Plan:

- *Compatibility with building architecture*
- *Compatibility with signs on adjoining buildings*
- *Harmony with surrounding landscape*
- *Good scale in relationship to surroundings*
- *Use of harmonious colors*

Staff comments:

- All proposed signs shall not include video, flashing images, effects, or moving content on either the proposed pre-order or menu board.
- Order confirmation will be done in a portion of the proposed menu board and would change once per transaction.
- Illumination of the proposed signs would be limited to 1,750 lumens.
- As proposed the square footage of the menu boards would be reduced by 23.0 square feet.
- The petitioner shall furnish material and color samples of all proposed signage for review by the Appearance Commission.

POTENTIAL NEIGHBORHOOD IMPACTS:

The proposed signs are located along the existing drive-thru lanes at McDonald's and are not expected to have any negative impacts upon adjacent properties.

Technical Review

PROJECT TIMELINE & OUTREACH:

- A. 06/05/19 Application Submitted
- B. 07/10/19 Appearance Commission Meeting
- C. TBD Permit Issuance
- D. TBD Inspection

2019

												A	B	C	D												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec																

REQUIRED APPROVAL(s):

The following chart details the necessary required approvals:

Required	Regulatory Review
	A. Annexation
	B. Annexation with Annexation Agreement
	C. Comprehensive Plan Amendment
	D. Official Map Amendment
	E. Rezoning
	F. Planned Development
	G. Conditional Use
	H. Final Site Plan Review
	I. Second Curb Cut
	J. Subdivision (Preliminary, Final, and Waivers)
	K. Variation(s) (Zoning Board of Appeals)
√	L. Certificate of Appropriateness (Appearance Commission)
	M. Final Engineering Approval & Outside Agency Permits
√	N. Building Permits
√	O. Building & Engineering Inspections
	P. Recorded Documents (Development Agreements, Easements, Covenants, etc.)
	Q. Business License
	R. Certificate of Occupancy

Attachments & Exhibits

1. Sample Motion
2. Petitioner's Application & Exhibits

Sample Motion

I move in the matter of A2019-049, McDonald's at 9815 N. Milwaukee Avenue, the Appearance Commission grants a Certificate of Appropriateness, based upon the findings the petitioner, through testimony and application materials, has demonstrated compliance with Section 54-64 Appearance Plan and in accordance with the documents submitted by Keyser:

- A. The documents prepared by McDonald's dated 06/06/2019
 - 1. Site Plan
 - 2. Drive-Thru Order Point
- B. The documents created by GRC Engineering, Inc. dated 05/18/2018:
 - 1. Column & Foundation Single Face Menu Board (NS# 101-SF)
 - 2. Column & Foundation Double Face Menu Board (NS# 101-DF)
- C. The documents prepared by USRD:
 - 1. Menu Design & Content: Menu Design & Day-Parts
 - 2. Menu Design & Content: Pre-Browse
- D. All signage shall be operated in compliance with Sec. 98-98-333 of the Code.

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.~~
34. 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.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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
Commercial Sign District - Single Tenant	60 sq. ft.	6 ft.	10 ft.	15 ft.
Commercial Sign District - Multi Tenant	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
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 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. Wall signs may have either channel lit letters or reverse channel lit letters. Sign bands shall not be illuminated. In the Office/Industrial Sign District, channel lit letters are 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. 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.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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
Commercial Sign District	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 9/10th 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.

H. Menu Boards. One (1) menu board is permitted for each restaurant drive-through aisle where patrons may order and receive food or beverages at a drive through service aisle, subject to the following conditions:

1. Menu boards will be designed only as a monument sign or double post sign.
2. Menu boards will only be located adjacent to, and the sign face must aim toward, the drive through service aisle.
3. Each menu board will not exceed the following dimensions: forty (40) square feet in sign area, six (6) feet in height and twenty (20) feet from any lot line.
4. Menu boards shall be landscaped at the base with evergreen plantings.
5. Menu boards may use an electronic sign, provided it complies with the following standards:
 - a. The menu board content may change only once per meal service (breakfast, lunch and dinner).

- b.** Electronic signs shall be turned off when the drive-through service aisle is closed to patrons.
- c.** Menu boards may not emit sound, except as part of the communication between the business and the patron.
- d.** The content displayed on the electronic sign, and the transition between messages or images, will not use any flashing, blinking or intermittent lights or other means not providing constant illumination, including strobe lights, spotlights or floodlights.
- e.** The content displayed on the electronic sign will use static images and will not use any animation.
- f.** The brightness level of the electronic sign will be limited to no more than 1,500 nits during the day and no more than 500 nits at night, with the electronic sign equipped with a light sensor programmed to automatically adjust the brightness based on ambient light levels.
- g.** The copy area shall have a black background with contrasting letters during nighttime display.
- h.** Pursuant to Section 12-8-1(H)(3), each electronic message sign shall be counted as one item of information. The Village shall interpret and apply this rule so that the electronic message portion of the menu board shall count as one item of information only if all content of the electronic message pertains to the same subject matter at any one time. Electronic messages containing more than one subject matter at the same time shall be characterized as two items of information.

CHAPTER 11

PROHIBITED SIGNS

SECTION:

12-11-1 PROHIBITED SIGNS

It is unlawful to erect or maintain any of the following signs:

- A. Signs which emit sounds including, but not limited to, voice, music, and similar methods of advertising.
- B. Any sign which is wholly or partially illuminated by flashing, blinking, or intermittent lights or other means not providing constant illumination, including strobe lights, spotlights and floodlights. A sign whereon the time and/or temperature is indicated by intermittent lighting shall be deemed to be a flashing sign.
- C. Moving signs. No sign or part of any sign shall move or give the illusion of movement in any manner.
- D. Feather signs, bunting, pennants and items of a similar nature, not including those permitted in accordance with this Title.
- E. Roof signs.
- F. Signs of an obscene nature.
- G. Signs which are not erected, placed or located by a governmental entity and that constitute a traffic hazard, including those signs that:
 - 1. Obstruct free and clear vision at any street, intersection, parking lot entrance or exit, or driveway.
 - 2. Interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal or device because of its position, shape or color, including signs illuminated in red, green or amber color to resemble a traffic signal.
 - 3. Make use of the words STOP, LOOK, DETOUR, DANGER or any other word, phrase, symbol or character in a manner that misleads, interferes with, or confuses traffic.
- H. Signs which obstruct the use of driveways, doors, windows, fire escapes, or any such opening intended to provide access or egress for any building or structure.
- I. Off-premise or billboard signs, except as permitted in Section 12-3-1 as part of a Master Sign Plan.
- J. Any goods, wares, or merchandise suspended from, the exterior of any building or structure.
- K. Ground signs, wall signs and directional signs erected in any residential district, except as defined in this Title.

- L. Internally illuminated cabinet style ground and wall signs in which each letter is not individually articulated.
- M. Signs on fences, trees, or utility poles, which are not required by State or Federal law.
- N. Signs consisting of a cluster or series of lights, except on such clocks and weather gauges as may be authorized by other sections of this Title.
- O. Home occupation signs.
- P. Pole type signs, temporary or permanent.
- Q. Attachments to any advertising structure or real estate sign.
- R. Signs composed of exposed neon tubing and, ~~Electronic Display Screens, Electronic Message Signs and similar technologies, unless otherwise permitted by Section 12-9-1(H)(5), 12-9-1(F)(2)(b) and similar technologies unless otherwise permitted by a or a~~ Planned Unit Development or Master Sign Plan.
- S. Temporary wall signs.
- T. Window signs for office buildings.

Northwest Municipal Conference Survey

January 2019

Municipality	5. Do you allow digital menu boards for businesses with a drive-through?	a. If so, please attach relevant code requirements.
Buffalo Grove	Yes.	See attached.
Grayslake	No.	
Lake Zurich	Yes.	12-1-10 (H) http://sterlingcodifiers.com/codebook/index.php?book_id=373&chapter_id=100149#s1183708
Libertyville	Yes, this has been differentiated internally from a digital (electronic) message board sign.	
Morton Grove	Yes.	Drive throughs are covered by special use permits, as such specific regulations are within each ordinance. Usually, digital boards all allowed to replace previously approved signs.
Schaumburg	No.	Considering code amendment to permit when interior to lot.
Skokie	Yes.	There is no specific ordinance section.
Streamwood	Yes.	See Sections 11-10-23-2 F & G
Wheeling	Yes.	https://library.municode.com/il/wheeling/codes/code_of_ordinances?nodeId=TIT21SI_CH21.06COINDI_21.06.500PESI

VILLAGE OF LINCOLNSHIRE

ORDINANCE NO. _____

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

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 creating a menu board sign category and establishing regulations for such signs; and

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 related to menu boards; and

WHEREAS, following due publication of notice in the October 1, 2019 Daily Herald, a public hearing concerning the proposed amendments to the regulation of menu board signs was convened by the ARB on October 17, 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 9 and 11 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. Language which is omitted from Group Exhibit A is not intended to be changed.

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 9
CHAPTER 11

[SEE ATTACHED]

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.~~
34. 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.
4. 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.
5. 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.

- 6.** 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.

- 7.** 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.

- 8.** 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.

- 9.** 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.

- 10.** 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
Commercial Sign District - Single Tenant	60 sq. ft.	6 ft.	10 ft.	15 ft.
Commercial Sign District	75 sq. ft.	7.5 ft.	10 ft.	15 ft.

- Multi Tenant				
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
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.

* * *

Language which is omitted is not intended to be changed.

* * *

H. Menu Boards. One (1) menu board is permitted for each restaurant drive-through aisle where patrons may order and receive food or beverages at a drive through service aisle, subject to the following conditions:

1. Menu boards will be designed only as a monument sign or double post sign.
2. Menu boards will only be located adjacent to, and the sign face must aim toward, the drive through service aisle.
3. Each menu board will not exceed the following dimensions: forty (40) square feet in sign area, six (6) feet in height and twenty (20) feet from any lot line.
4. Menu boards shall be landscaped at the base with evergreen plantings.
5. Menu boards may use an electronic sign, provided it complies with the following standards:
 - a. The menu board content may change only once per meal service (breakfast, lunch and dinner).
 - b. Electronic signs shall be turned off when the drive-through service aisle is closed to patrons.

- c. Menu boards may not emit sound, except as part of the communication between the business and the patron.
- d. The content displayed on the electronic sign, and the transition between messages or images, will not use any flashing, blinking or intermittent lights or other means not providing constant illumination, including strobe lights, spotlights or floodlights.
- e. The content displayed on the electronic sign will use static images and will not use any animation.
- f. The brightness level of the electronic sign will be limited to no more than 1,500 nits during the day and no more than 500 nits at night, with the electronic sign equipped with a light sensor programmed to automatically adjust the brightness based on ambient light levels.
- g. The copy area shall have a black background with contrasting letters during nighttime display.
- h. Pursuant to Section 12-8-1(H)(3), each electronic message sign shall be counted as one item of information. The Village shall interpret and apply this rule so that the electronic message portion of the menu board shall count as one item of information only if all content of the electronic message pertains to the same subject matter at any one time. Electronic messages containing more than one subject matter at the same time shall be characterized as two items of information.

CHAPTER 11

PROHIBITED SIGNS

SECTION:

12-11-1 PROHIBITED SIGNS

It is unlawful to erect or maintain any of the following signs:

* * *

Language which is omitted is not intended to be changed.

* * *

- R. Signs composed of exposed neon tubing and, ~~Electronic Display Screens, Electronic Message Signs, and similar technologies,~~ unless otherwise permitted by Section 12-9-1(H)(5), 12-9-1(F)(2)(b) or a Planned Unit Development or Master Sign Plan.

