



VILLAGE OF LINCOLNSHIRE

AGENDA ARCHITECTURAL REVIEW BOARD Village Hall – Board Room Tuesday, July 21, 2020 7:00 p.m.

PUBLIC REMOTE PARTICIPATION OPTIONS

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- **Public Comment**

- Call 847-913-2312 to leave a voicemail message with your comment by 5:00 p.m. on Tuesday, July 21, 2020. For members of the public leaving voicemails, the voicemails must be:
 - Articulate and audibly comprehensible.
 - Inclusive of the commenter's name, organization/agency being represented, address (street, city, state), phone number, and the topic or agenda item number the commenter is addressing.
 - No more than two minutes in length.
 - Free of any abusive or obscene language.
- Email your comment to VOLPublicComment@lincolnshireil.gov by 5:00 p.m. on Tuesday, July 21, 2020. You may also submit a letter by dropping it off in the Village Hall vestibule or mailing it via the United States Postal Service. For members of the public submitting comment via email or letter, the written notice must be:
 - Typed or written legibly.
 - Inclusive of the commenter's name, organization/agency being represented, address (street, city, state), phone number, and the topic or agenda item number the commenter is addressing.
 - No more than 200 words in length.
 - Free of any abusive or obscene language.
- Comments received before the meeting will be read concurrent with respective agenda item. Comments may be sent to the VOLPublicComment@lincolnshireil.gov email address during the meeting, but it is not guaranteed they will be read until the end of the meeting.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the June 16, 2020, Architectural Review Board Minutes

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of Revised Wall Sign Regulations for a Freestanding Restaurant Building Governed by the Lincolnshire Commons Planned Unit Development Area of Special Sign Control (940 Milwaukee Avenue - Lincolnshire Propco LLC)

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

Reasonable accommodations / 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 accommodations to attend. The Architectural Review Board will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Architectural Review Board members to do so. 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.



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, June 16, 2020

Present:

Chair Kennerley
Member McCall
Member Santosuosso
Alternate Member Killedar
Assistant Village Manager/Community &
Economic Development Director Gilbertson

Member Baskin
Member Orzeske
~~Member Tapia~~
~~Trustee Hancock~~
Planning & Development Manager Zozulya

1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:03 p.m., and Planning & Development Manager Zozulya ("PDM Zozulya") called the roll. Member Killedar excused himself from the meeting due to scheduling conflicts and stated he will rejoin later.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday, May 19, 2020, Architectural Review Board minutes.

Member Baskin moved and Member Santosuosso seconded the motion to approve the minutes as presented for the May 19, 2020, Architectural Review Board meeting.

AYES: McCall, Santosuosso, Baskin, Orzeske, Killedar, and Kennerley

NAYS: None

ABSENT: Tapia

ABSTAIN: None

Chair Kennerley declared the motion carried by a roll-call vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration and Approval of a Minor Amendment to the Lincolnshire Commons Planned Unit Development to Permit Exterior Site and Building Changes for Fat Rosie's Taco & Tequila Bar (940 Milwaukee Avenue – Fat Rosie's Taco & Tequila Bar)

PDM Zozulya provided an overview of Fat Rosie's operations in Illinois and their decision to locate in Lincolnshire Commons. She stated the petitioner is currently renovating the interior space and proposes a minor amendment to the Lincolnshire Commons Planned Unit Development ("PUD") for site and exterior changes to update from the previous tenant, Kona Grill. PDM Zozulya

reviewed the petitioner's submittal packet which incorporates a Mexican cuisine design concept. PDM Zozulya noted that other free-standing restaurants in Lincolnshire Commons also have distinctive materials and color palette unique to their branding. PDM Zozulya added no other changes to the landscaping, site, or building are planned, but stated the wall signs are in the design phase and will be presented to the ARB for review at a later date. The ARB has final authority to review and approve this project as a minor amendment to the Lincolnshire Commons PUD.

Michael Weber, Architect, Michael Weber Architects, LLC, presented the drawings and design concept. The proposed changes include removing slate and adding stucco, wrapping the windows with wood trim, and incorporating other wood details at the entryway. Mr. Weber also discussed painting the metal standing seam roof to mimic Spanish tile roofing color, replacing the "chop stick" style canopy with colorful street posts and lamps. Mr. Weber added the proposed changes will have a substantial effect on the look of the building while distinguishing it from its neighbors, and creating an atmosphere more fitting for Fat Rosie's in Lincolnshire.

Member McCall asked for clarification on the roof and stucco colors, and if any control joints were proposed for the stucco. Mr. Weber stated the stucco will have a monochrome appearance with accents around the windows. He added the landscaping will remain as. Mr Weber further stated in regards to the stucco, there are numerous control joints from previous design. Member McCall said the proposed changes will give the indication of a Mexican restaurant. Member McCall inquired about signage. PDM Zozulya said the sign package will be presented at a later date.

Member Baskin stated a tile roof would have been preferred, as what is proposed is more of an Italian Revival theme. He suggested they give some thought to an outdoor patio and possibly put some landscaping in front of the faux door/balcony.

Chair Kennerley stated she appreciates the neutral color palette which she finds in keeping with the surrounding buildings as well as the proposed wrought iron details. She noted the wood-stained trim will require upkeep. Robyn Jones, Francesca Restaurant Group's Director of Operations, Fat Rosie's parent company, stated they are prepared for the upkeep. Chair Kennerley also inquired about whether the proposed lighting is sufficient. Mr. Weber responded that the existing lighting under the soffit will remain. Chair Kennerley suggested adding other features to the faux door to direct customers to the main entrance.

Member Santosuosso noted a discrepancy on the east elevation. Mr. Weber stated that they had to make modifications to that elevation to accommodate the sign design, and that the additional faux doors were eliminated. Member Santosuosso was in agreement with the color palette.

Member Orzeski noted his concern regarding wood stain, stucco, and water infiltration and staining. He also inquired about whether the code prohibits roof signs as he likes the balcony on the second floor which is now slated for a wall sign. PDM Zozulya stated roof signs and signs that extend above the roof a building are not allowed by code. Member Orzeski further noted the

muted color palette on the building, but light fixtures are more colorful. Mr. Weber stated this is intentional and helps indicate this is a Mexican restaurant.

Member Killedar rejoined the meeting at 7:33 p.m. and suggested an outdoor eating area be created. Chair Kennerley reminded the Board about Member Baskin's previous question about outdoor dining space, and that the petitioner may look into this further if they wished.

Member Santosuosso moved, seconded by Member Orzeske the Architectural Review Board moves to approve a minor amendment to the existing Lincolnshire Commons Planned Unit Development to permit exterior site and building color changes for Fat Rosie's Taco & Tequila Bar, located at 940 Milwaukee Avenue, as presented in the petitioner's presentation packet, with the cover letter dated June 3, 2020, and as shown in the material and color sample board.

AYES: Kennerley, Orzeske, Baskin, McCall, Santosuosso, Killedar
NAYS: None
ABSENT: Tapia
ABSTAIN: None

Chair Kennerley declared the motion carried by a roll-call vote.

4.0 UNFINISHED BUSINESS None

5.0 NEW BUSINESS None

6.0 CITIZENS COMMENTS None

7.0 ADJOURNMENT

Chair Kennerley declared the meeting adjourned at 7:35 p.m.

Minutes prepared by Carol Lustig, Administrative Assistant, Community & Economic Development.



ITEM SUMMARY

Reviewing Body / Meeting Date:	Architectural Review Board – July 21, 2020
Subject:	Lincolnshire Commons Subdivision Signage
Action Requested (Address – Petitioner):	Consideration of Revised Wall Sign Regulations for a Freestanding Restaurant Building Governed by the Lincolnshire Commons Planned Unit Development Area of Special Sign Control (940 Milwaukee Avenue - Lincolnshire Propco, LLC)
Prepared By:	Tonya Zozulya - Planning & Development Manager
Staff Recommendation:	Consideration and Recommendation to the Village Board
Meeting History:	Committee of the Whole – July 13, 2020
Tentative Meeting Schedule:	Regular Village Board – August 10, 2020
Reports/Documents Attached:	<ol style="list-style-type: none"> 1) Location map 2) Cover letter and presentation packet, submitted by Meltzer, Purtill & Stelle LLC on behalf of the petitioner, dated July 14, 2020 3) Current Lincolnshire Commons Tenant Signage Criteria

Request Summary

Lincolnshire Propco, LLC (the “petitioner”) seeks the Architectural Review Board’s (“ARB”) consideration of revised wall sign regulations for the 940 Milwaukee Avenue restaurant building governed by the Lincolnshire Commons Planned Unit Development (“PUD”) Area of Special Sign Control. This request requires a major PUD amendment given the proposed changes to the Area of Special Sign Control per Village code section 6-14-12-G-1-g. The request received preliminary evaluation at the Village Board on July 13, 2020. The 940 Milwaukee Avenue building will be occupied by Fat Rosie’s Taco & Tequila Bar (“Fat Rosie’s”). On June 16, 2020, Fat Rosie’s received unanimous ARB approval for a minor PUD amendment to authorize exterior building changes in anticipation for their opening in August 2020.

Figure 1: Location Map



In 2005, the Village Board designated the 129,000-square-foot mixed use shopping center as a PUD and an Area of Special Sign Control by Ordinance #05-1954-18 (see attached Document 3). In 2016, the owner petitioned the Village to amend the Area of Special Sign Control, which governs wall and ground signs in the Center, to replace three generic ground signs that did not identify tenants with three multi-tenant ground signs with tenant identification panels along Milwaukee Avenue and Aptakisic Road by Ordinance #16-3399-126.



Project Description

The petitioner proposes to amend the Lincolnshire Commons Area of Special Sign Control for the 940 Milwaukee Avenue building for Fat Rosie's Taco & Tequila Bar (see attached Document 2). The proposed amendments pertain to the total number of signs on a single building façade (from 1 to 2), as well as sign area, letter height, logo height and width. Any future tenants of the 940 Milwaukee Avenue building would also be entitled to these same sign regulations.

The request is driven by Fat Rosie's desire to install two internally lit wall signs on the east building façade: one sign over the main entrance, and one on the northern end of the east façade (the same location as the previously-permitted Kona Grill signs). The entrance sign consists of Fat Rosie's donkey logo with "Fat Rosie's Taco & Tequila Bar" lettering underneath. The other sign consists of lettering only. The petitioner verified "Taco & Tequila Bar" is part of Fat Rosie's registered name which gives them the ability to use it on the sign (i.e., it is not considered product advertisement per Village Code Section 12-8-1-H-2).

The signs are consistent with the restaurant's established brand in their Naperville, Frankfort, and Schaumburg locations, as well as the building scale and visibility considerations. Depending upon the vantage point along the Milwaukee Avenue frontage, the distance between the building and Milwaukee Avenue ranges between 580' and 1,000', separated by a large parking lot and mature trees. The petitioner included an exhibit showing adjacent wall signs of comparable dimensions and a mock-up of Fat Rosie's signs if designed per the current requirements. The renderings indicate the signs are small, out of scale with the building (especially the northernmost one), and difficult to see from Milwaukee Avenue.

Tables 1 below provides a comparison of existing and proposed wall sign regulations for Lincolnshire Commons. Table 2 provides sign regulations per Village Code and the Village Green Center as a reference (Village Green was chosen because its Area of Special Sign Control has also been amended to provide tenants with larger and more visible wall sign opportunities). The petitioner is evaluating all signage within the Center and intends to present proposed revisions in the near future.



Table 1: Existing & Proposed Lincolnshire Commons Wall Sign Regulations

Existing					Proposed			
<i>Building Type</i>	<i>Sign Area (sq. ft.)</i>	<i>Letter Height*</i>	<i>Sign Length</i>	<i>Logo Height</i>	<i>Sign Area (sq. ft.)</i>	<i>Letter Height*</i>	<i>Sign Length</i>	<i>Logo Height and Width</i>
940 Milwaukee and Other Free-Standing Restaurant Buildings	100	24" (1 row) 14" per row (multiple rows)	24'	24"	Primary Sign (Entrance): 86.66 Secondary Sign (Northeast Corner): 117.95 Total sign area: 10% of east façade, or 252 sq. ft.	Primary Sign: 24" (1 row) 22.25" (multiple rows), up to 34.125" Secondary Sign: 48.5" (per row), up to 74.5"	24' (no change)	Primary Sign: 83.25" - height 81.25" - wide Secondary Sign: 24"
Other Free-standing restaurant buildings	100	24" (1 row) 14" per row (multiple rows)	24'	24"	No change	No change	No change	No change
Tenants Under 10,000 SF	35	18" (1 row) 12" per row (multiple rows)	16'	18"	No change	No change	No change	No change
Tenants Over 10,000 SF	96	48" (1 row) 30" per row (multiple rows)	24'	48" or 20 sq. ft.	No change	No change	No change	No change

*Note: Additional letter height is provided for certain ascending and descending letters.

Table 2: Sign Code (Commercial Sign District) & Village Green Shopping Center Wall Sign Regulations

<i>Regulation</i>	<i>Sign Area</i>	<i>Letter Height</i>	<i>Sign Length</i>	<i>Logo Height</i>	<i>Sign Face Height (letters + logos)</i>
Sign Code	10% of wall area	24"	18'	30"	36"
Village Green Center 100 Village Green 300 Village Green	Unspecified (defaults to Code)	24"	60% of frontage length if frontage is 25'+ 75% of frontage length if frontage is 25' or less	Unspecified (defaults to Code)	Unspecified (defaults to Code)
Village Green Center 200 Village Green 185 Milwaukee Ave	Unspecified (defaults to Code)	24"	Greater of 15' or 60% of frontage	Unspecified (defaults to Code)	Unspecified (defaults to Code)



Approval Process

Following the ARB's review and recommendation, the request will be submitted to the Village Board for a Public Hearing regarding a major amendment to the Lincolnshire Commons PUD and potential approval.

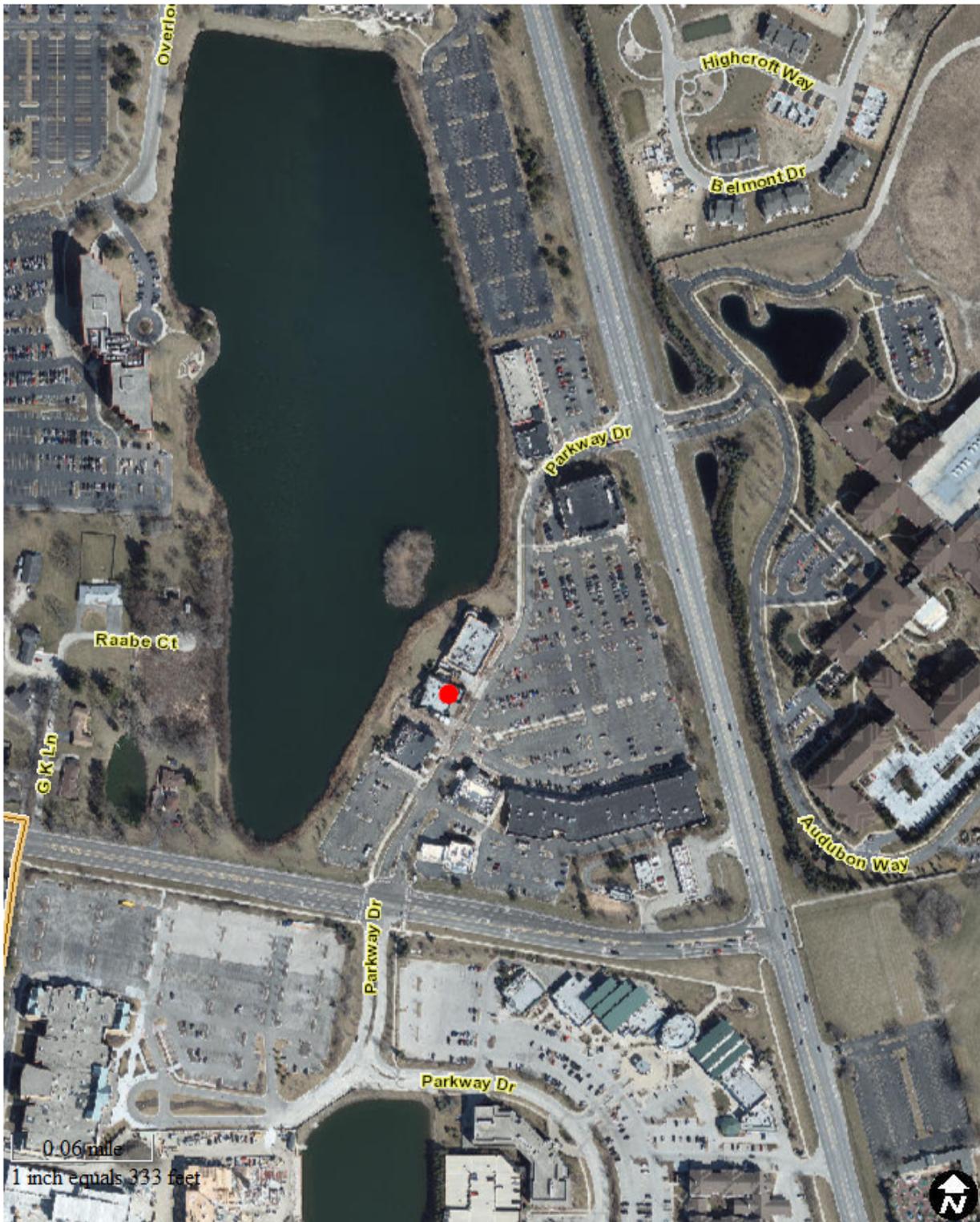
Staff Recommendation / Next Steps

Staff recommends approval of the revised wall sign regulations for the 940 Milwaukee Avenue building.

Motion

The Architectural Review Board moves to recommend approval to the Village Board the revised wall sign regulations for the 940 Milwaukee Avenue freestanding restaurant building, governed by the Lincolnshire Commons Planned Unit Development Area of Special Sign Control, as presented in the petitioner's presentation packet, with the cover letter dated July 14, 2020, and further subject to...

940 Milwaukee Avenue Building



Map created on June 1, 2020.
© 2020 [GIS Consortium](#) and [MGP Inc](#). All Rights Reserved.
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.

MELTZER, PURTILL & STELLE LLC

MPSLAW

ATTORNEYS AT LAW

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FAX (312) 987-9854

File Number: 35810-001
Direct Dial: (312) 461-4302
E-mail: sbauer@mpsllaw.com

VIA E-MAIL

July 14, 2020

Chairwoman Cherise Kennerley and
Members of the Architectural Review Board
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

***Re: Signage Plan Modification/940 Milwaukee Avenue/Fat Rosie’s Taco & Tequila Bar
Major Amendment to Lincolnshire Commons PUD***

Dear Chairwoman Kennerley and Architectural Review Board Members:

On behalf of Lincolnshire Propco, LLC (“LPL”), as owner of the Lincolnshire Commons retail center (“Center”), for itself and Fat Rosie’s Lincolnshire, LLC (d/b/a Fat Rosie’s Taco and Tequila Bar Lincolnshire) (“Fat Rosie’s”), as new tenant of the free-standing restaurant building located at 940 Milwaukee Avenue formerly occupied by Kona Grill (“940 Building”), we are pleased to present this request for a major planned unit development amendment for the purpose of establishing sign specifications for the installation of wall signage on the east façade of the 940 Building to allow signage that is both consistent with Fat Rosie’s established brand at its three existing locations and sufficient to afford tastefully improved visibility of Fat Rosie’s presence at the Center. In particular, LPL now seeks to modify the existing Lincolnshire Commons Signage Package approved under Ordinance 05-1954-18 and amended by Ordinance 16-3399-126 (collectively, “Center Signage Package”) by establishing wall signage criteria that are specific to the 940 Building and limited in applicability only to that building for the purpose of accommodating Fat Rosie’s time-sensitive request for Village approval of its signage package submitted herewith. In so doing, Fat Rosie’s will be enabled to proceed to have such signage fabricated and installed on the east façade of the 940 Building in time for its anticipated grand opening this August.

Since acquisition of the Center by an entity indirectly related to LPL in September 2014, the management team led by representatives of Next Realty, L.L.C. and Next Property Management, Inc. has worked tirelessly to enhance both the Center’s aesthetic appeal and vibrancy. Those aesthetic enhancements include expenditures of greater than \$400,000 for landscape and hardscape restoration and replacement of all three monument signs with dynamic, new monument signage that is vastly improved in quality, design and function. That management team’s efforts to bring enhanced vibrancy to the Center include proactive and preemptive measures to allow repurposing of the former Barnes & Noble anchor

*Chairwoman Cherise Kennerley and
Members of the Architectural Review Board
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building, which has been occupied by NorthShore University HealthSystem since January 2017 and creates strong synergy with the restaurant and retail uses at the Center by capturing opportunities for patient visits to NorthShore to result in patronage of other business at the Center.

In a similar vein, LPL and Fat Rosie's believe that Fat Rosie's establishment and operation in the 940 Building will bring new vibrancy to the Center through occupancy of that building for the first time in approximately 16 months with a restaurant that provides a cuisine and full-service experience unlike any other restaurant use at the Center. However, Fat Rosie's requires the ability to brand the 940 building with wall signage in a manner that is consistent with its three existing locations, architecturally compatible in size and scale with the façade improvements approved by the Architectural Review Board on June 16 and of adequate size to optimize the potential for visibility by motorists traveling along Milwaukee Avenue and Aptakisic Road. Motorist visibility is especially important to the financial stability of Fat Rosie's operation in the 940 Building as a result of the approximately 440-foot distance between the nearest portion of that building to the through lanes on Aptakisic Road and the approximately 580-foot distance between the nearest portion of that building's east façade to the Milwaukee Avenue through lanes, which is the farthest distance from Milwaukee Avenue of any of the free-standing restaurant buildings at the Center.¹ Needless to say, such distances significantly hinder the ability for Fat Rosie's presence to be seen by motorists passing by the Center. LPL, therefore, seeks to amend the planned unit development that governs the use, development and signage at the Center to now authorize signage on the east façade of the 940 Building other than as currently allowed by the Center Signage Package.

As previously stated, the proposed modification to the Center Signage Package is designed to pertain solely to the 940 Building primarily for the purpose of accommodating Fat Rosie's branding and signage needs on the east façade of that building for its anticipated grand opening this August. Although LPL now proposes to modify certain elements of the Center Signage Package regarding free-standing restaurant building wall signage for that purpose, it proposes to preserve various other elements of that package such as (i) wall signage limited to the east façade of the 940 Building, (ii) a maximum sign area of 10% of the total area of the east façade of the 940 Building, (iii) a maximum sign length of 24 feet and (iv) a maximum height of 32" for single-row wall signs. The most notable changes now proposed by LPL to the Center Signage Package in the interest of balancing the wall signage needs of Fat Rosie's with the spirit and intent of the Center Signage Package include (i) an increase from one to two in the number of wall signs that may be installed on the east façade of the 940 Building, (ii) an increase from a maximum letter height of 18" for multiple row wall signs over the entryway of the 940 Building to a maximum letter height of 22.25" not to exceed an overall sign face height of 34.125" for such signs, (iii) an increase from a maximum letter height of 18" for multiple row wall signs on the northern portion of 940 Building's east façade to a maximum letter height of 48.5" not to exceed an overall sign face height of 74.5" for such signs and (iv) an increase in maximum logo height from 24" to 83.25" to be allowed over the entryway of the 940 Building.

¹ Measurements are based on information provided by the Lake County Geographic Information System at <https://maps.lakecountyil.gov/mapsonline/>.

*Chairwoman Cherise Kennerley and
Members of the Architectural Review Board
July 14, 2020
Page 3*

Although LPL now seeks the foregoing modifications to the Center Signage Package primarily to accommodate Fat Rosie's time-sensitive wall sign fabrication and installation needs in the near-term, LPL is currently in the process of evaluating all signage at the Center for the purpose of presenting to the Village a comprehensive signage proposal for both wall signs and monument sign tenant panels to guide signage needs at the Center for the long-term. LPL intends for that proposal to be consistent with its current request for the 940 Building, but tailored to the specific characteristics of all buildings and uses at the Center with an overall objective of improving the ability of the Center's current and future tenants to visually communicate their presence to traveling motorists while maintaining proper scale, proportion and general aesthetic.

Included with this submittal is Fat Rosie's sign package, which depicts on pages 1 and 3 through 5 thereof the signage visibility challenges presented by the location of the 940 Building in relation to adjacent rights-of-way, the attractive design of that package in conjunction with the façade improvements recently approved by the Architectural Review Board on June 16, and the proposed modification to the Center Signage Package reflective of the aforementioned changes thereto. We believe those changes will provide both a functional and aesthetic enhancement to the 940 Building and the Center as a whole. Accordingly, and on behalf of LPL for the benefit of Fat Rosie's, we respectfully request that the Architectural Review Board ("ARB") review and recommend to the Village Board approval of the Center Signage Package modification described above and included with this submittal as a major amendment to the planned unit development plan for the Center.

We look forward to presenting this proposal to you in greater detail at the July 21 meeting of the ARB, and we thank you in advance for your consideration of this matter.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Steven C. Bauer

Attachments



OFFICE OF THE SECRETARY OF STATE

SPRINGFIELD, ILLINOIS 62756

7810857

JESSE WHITE
SECRETARY OF STATE

ASSUMED NAME(S) RENEWAL

FAT ROSIE'S LINCOLNSHIRE, LLC

FILED

4-24-2020

JESSE WHITE
SECRETARY OF STATE

IN ACCORDANCE WITH THE ILLINOIS LIMITED LIABILITY COMPANY ACT EFFECTIVE JANUARY 1, 1994, ASSUMED NAME(S) SHALL BE RENEWABLE FOR PERIODS OF FIVE YEARS EXPIRING IN YEARS EVENLY DIVISIBLE BY FIVE. THE FEE IS \$150.00 PER ASSUMED NAME FOR THE ENTIRE FIVE YEAR PERIOD, BEGINNING WITH THE FIRST DAY OF THE ANNIVERSARY MONTH.

LISTED BELOW, PLEASE FIND THE ASSUMED NAME(S) THAT YOU HAVE RENEWED.

\$150

FAT ROSIE'S TACO AND TEQUILA BAR LINCOLNSHIRE

DATE: 4-24-2020

NAME: HARRIS, SCOTT

TITLE: MANAGER

If applicant is a company or other entity, state name of company.



Office of the Secretary of State Jesse White
CYBERDRIVEILLINOIS.COM

Corporation/LLC Search/Certificate of Good Standing

LLC File Detail Report

File Number	07810857
Entity Name	FAT ROSIE'S LINCOLNSHIRE, LLC
Status	ACTIVE

Entity Information
Principal Office 2200 E. DEVON SUITE 250 DES PLAINES, IL 600180000
Entity Type LLC
Type of LLC Domestic
Organization/Admission Date Tuesday, 14 May 2019
Jurisdiction IL
Duration PERPETUAL

Agent Information
Name

PETER FINOCCHIARO

Address

2049 W BRADLEY PL
CHICAGO , IL 60618

Change Date

Tuesday, 14 May 2019

Annual Report

For Year

2020

Filing Date

Friday, 24 April 2020

Managers

Name

Address

HARRIS, SCOTT
2200 E. DEVON SUITE 250
DES PLAINES, IL 60018

Assumed Name

ACTIVE

FAT ROSIE'S TACO AND TEQUILA BAR LINCOLNSHIRE

Series Name

NOT AUTHORIZED TO ESTABLISH SERIES

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EXHIBIT A TO RESPONSE TO STANDARDS OF REVIEW

Proposed Amendment to Signage Criteria of Lincolnshire Commons Signage Package Dated March 15, 2005

As owner of the Lincolnshire Commons retail center located at 900-970 Milwaukee Avenue and 225 Aptakisic Road, Lincolnshire Propco, LLC seeks to amend Section 1.1 of the Lincolnshire Commons Signage Package, dated March 15, 2005 as approved under Ordinance 05-1954-18 and previously amended by Ordinance 16-3399-126 (collectively, “LC Sign Package”), by adding the specifications stated below as new provisions to be inserted immediately following the existing text on page 3 of the LC Sign Package for the purpose of establishing sign specifications for the installation of wall signage on the east façade of the free-standing restaurant building commonly known as 940 Milwaukee Avenue (“940 Building”) in accordance with the sign package, dated June 29, 2020, submitted herewith as presented by Fat Rosie’s Lincolnshire, LLC (d/b/a Fat Rosie’s Tax and Tequila Bar Lincolnshire) as new tenant of the 940 Building.

“Notwithstanding the foregoing or anything contained elsewhere in this signage package, as it has been or may hereafter be amended, wall signage at the building commonly known as 940 Milwaukee Avenue (“940 Building”) shall be permitted in accordance with the criteria set forth below (“940 Building Wall Signage Criteria”).¹

- 1) A maximum of two wall signs shall be permitted on the east façade of the 940 Building. The collective area of such signs shall not exceed 10% of the total area of the east façade or 252 square feet.² The term “east façade” as used anywhere in these 940 Wall Signage Criteria and all references herein to that façade shall mean the entire eastwardly facing portion of the 940 Building as measured (a) vertically from the grade that forms the bottom of that façade to the highest points of the roof that form the top of that façade and (b) horizontally from the north side wall of the 940 Building to the south side wall of the 940 Building. **[The LC Sign Package currently allows “up to two wall signs” for individual tenants with “not more than one [wall sign] on each business façade....”]**
- 2) The total area of any wall sign installed over the primary point of entry and exit on the east façade of the 940 Building (“Primary Signage”) shall not exceed 86.66 square feet if installed in conjunction with other signage on that facade. **[The LC Sign Package currently allows “up to two wall signs” for individual tenants with “not more than one [wall sign] on each business façade” and “[t]he area of such sign shall not exceed 10% of the total area of [the] tenant façade to which it is attached.”]**
- 3) The total area of any wall sign installed between the masonry columns on the east façade of the 940 Building (“Secondary Signage”) shall not exceed 117.95 square feet if installed in conjunction with other signage on that facade. **[The LC Sign**

¹ Information shown in bold and brackets is not proposed as part of the new provisions for the 940 Building Wall Signage Criteria, but is instead provided merely for reference to assist in review and evaluation of those provisions by the Village.

² The total area of the east façade is 2,520.58 square feet.

Package currently allows a wall sign area not exceed 10% of the total area of [the] tenant façade to which it is attached.”]

- 4) The maximum letter size for Primary Signage consisting of a single row of sign copy shall be 24” in height with the ability to increase initial upper-case letters and certain ascending and descending lower-case letters (e.g., b, d, f, g, h, etc.) to 32” in height. The maximum letter size for Primary Signage consisting of multiple rows of sign copy shall be shall be 22.25” in height per row not to exceed an overall height of 34.125” for all rows combined. **[The LC Sign Package currently allows (i) letters in single-row signs to be a maximum of 24” in height with the ability to increase initial upper-case letters and certain ascending and descending lower-case letters to 32” and (ii) letters in multiple-row signs to be a maximum of 14” in height with the ability to increase initial upper-case letters and certain ascending and descending lower-case letters to 18” in height.]**
- 5) The maximum letter size for Secondary Signage consisting of a single row of sign copy shall be 48.5” in height with the ability to increase initial upper-case letters and certain ascending and descending lower-case letters as stated immediately above to 64.5” in height. The maximum letter size for Secondary Signage consisting of multiple rows of sign copy shall be 48.5” in height per row not to exceed an overall height of 74.5” for all rows combined. **[The LC Sign Package currently allows (i) letters in single-row signs to be a maximum of 24” in height with the ability to increase initial upper-case letters and certain ascending and descending lower-case letters to 32” and (ii) letters in multiple-row signs to be a maximum of 14” in height with the ability to increase initial upper-case letters and certain ascending and descending lower-case letters to 18” in height.]**
- 6) A company logo not to exceed a maximum height of 83.25” and a maximum width of 81.25” may be installed as an element of Primary Signage. The dimensions and total area of such logo shall not be limited by any other specifications of these 940 Building Wall Signage Criteria.³ **[The LC Sign Package currently allows company logos to be a maximum of 24” in height.]**
- 7) Any wall sign specifications in this signage package applicable to free-standing restaurant buildings and not in conflict with these 940 Building Wall Signage Criteria shall apply equally to the 940 Building.”

³ For example, the maximum letter size specifications identified in item 4 of these 940 Building Wall Signage Criteria shall not be interpreted to reduce the height of a company logo beyond the height limitation identified in item 6 of these 940 Building Wall Signage Criteria when Primary Wall Signage consists of a combination of a company logo and letters.



**940 Milwaukee Avenue
Lincolnshire, IL 60069**

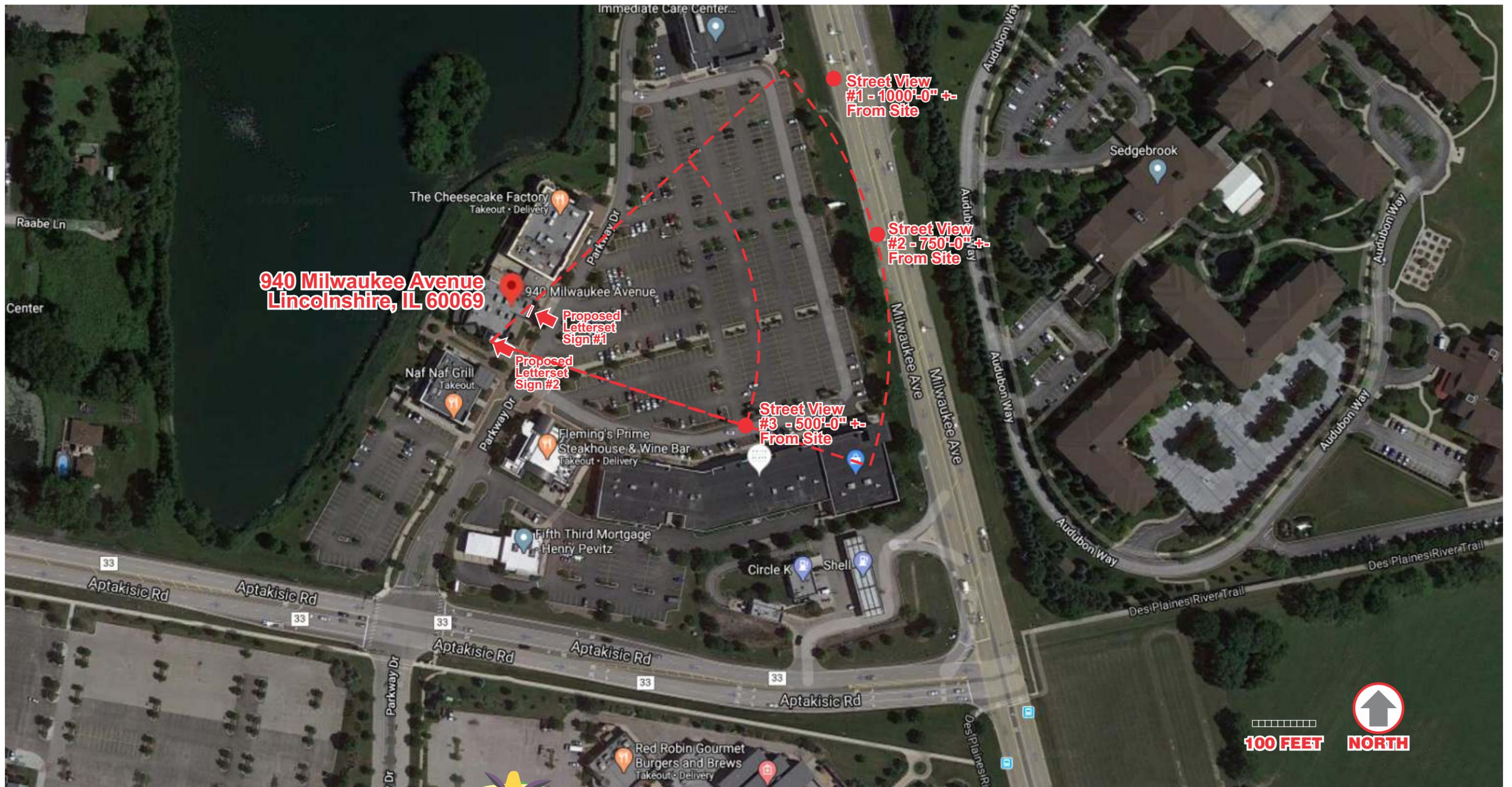
**OLYMPIK
SIGNS**

1130 N. Garfield
Lombard, IL 60148 Ph.# **630.424.6100** Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

Job#: 20-8241

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● 07-01-20



Site Plan -



940 Milwaukee Avenue
Lincolnshire, IL 60069

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Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative / client
R WHITEHEAD JR

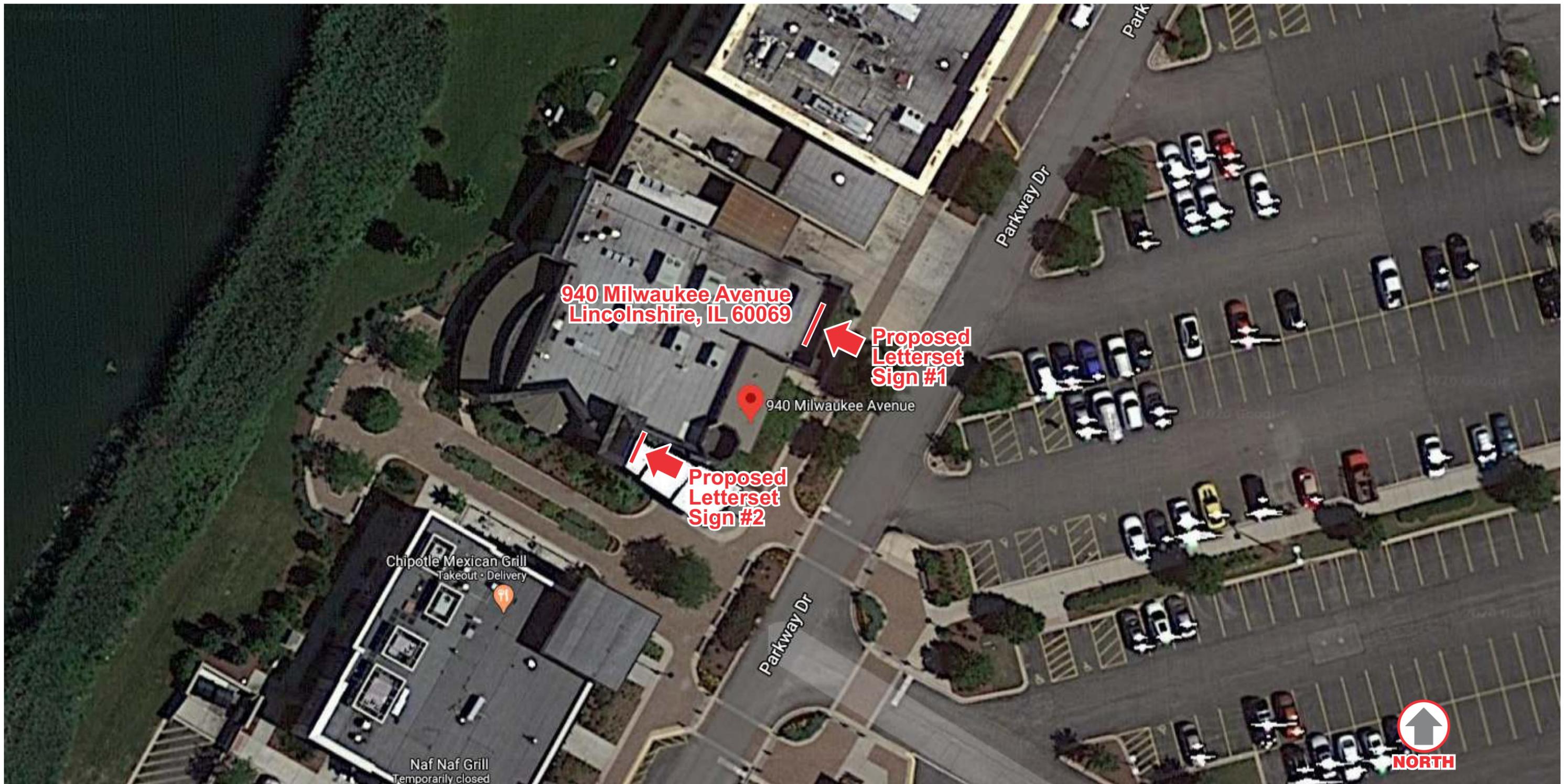
drawn by
DAN S. / PAMELA F.

• Job#: 20-8241
• 03-17-20
• rev.# 07-01-20

Comments:

SITE PLAN

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Site Plan - Close Up of Site



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Lincolnshire, IL 60069

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SIGNS

1130 N. Garfield
Lombard, IL 60148

account representative
R WHITEHEAD JR

client

Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

drawn by
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- Job#: 20-8241
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- rev.# 07-01-20

Comments:

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Street View #1 - 1000'-0" +/- From Site

Street Views of Site -



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Lincolnshire, IL 60069

drawn by
PAMELA F

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- 03-17-20
- rev.# 07-01-20

Comments:

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Street View #2 - 750'-0" +/- From Site

Street Views of Site -



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Lincolnshire, IL 60069

drawn by
PAMELA F

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- 03-17-20
- rev.# 07-01-20

Comments:

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Street View #3 - 500'-0" +/- From Site

Street Views of Site -



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Lincolnshire, IL 60069

drawn by
PAMELA F

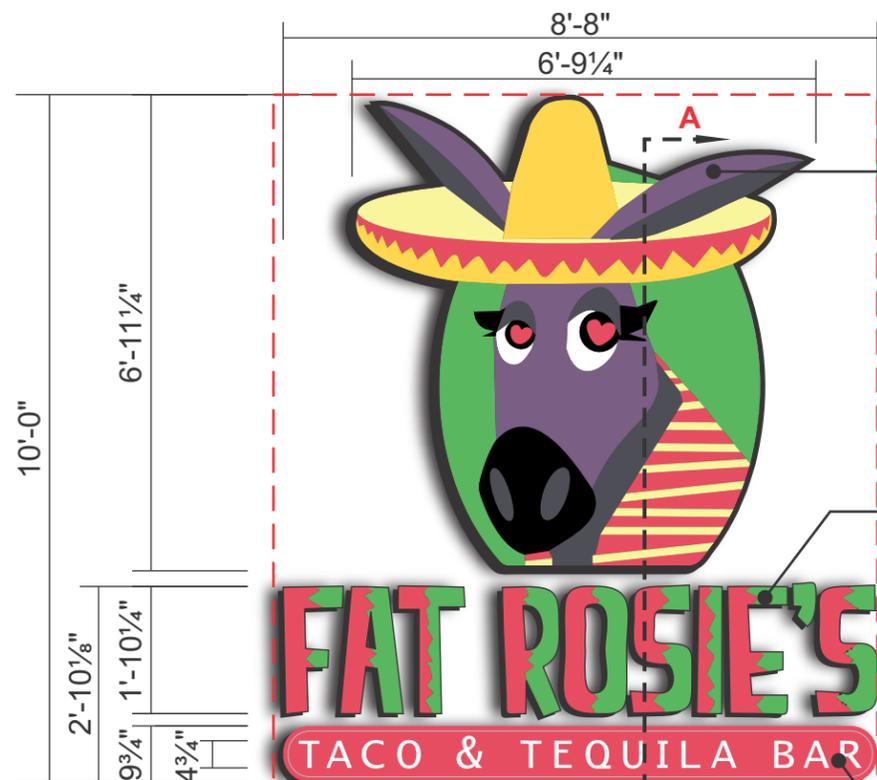
- Job#: 20-8241
- 03-17-20
- rev.# 07-01-20

Comments:

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3"d Face-Lit Channel Logo,
White polycarb faces w/ digital print,
with Black Trim Caps and Returns

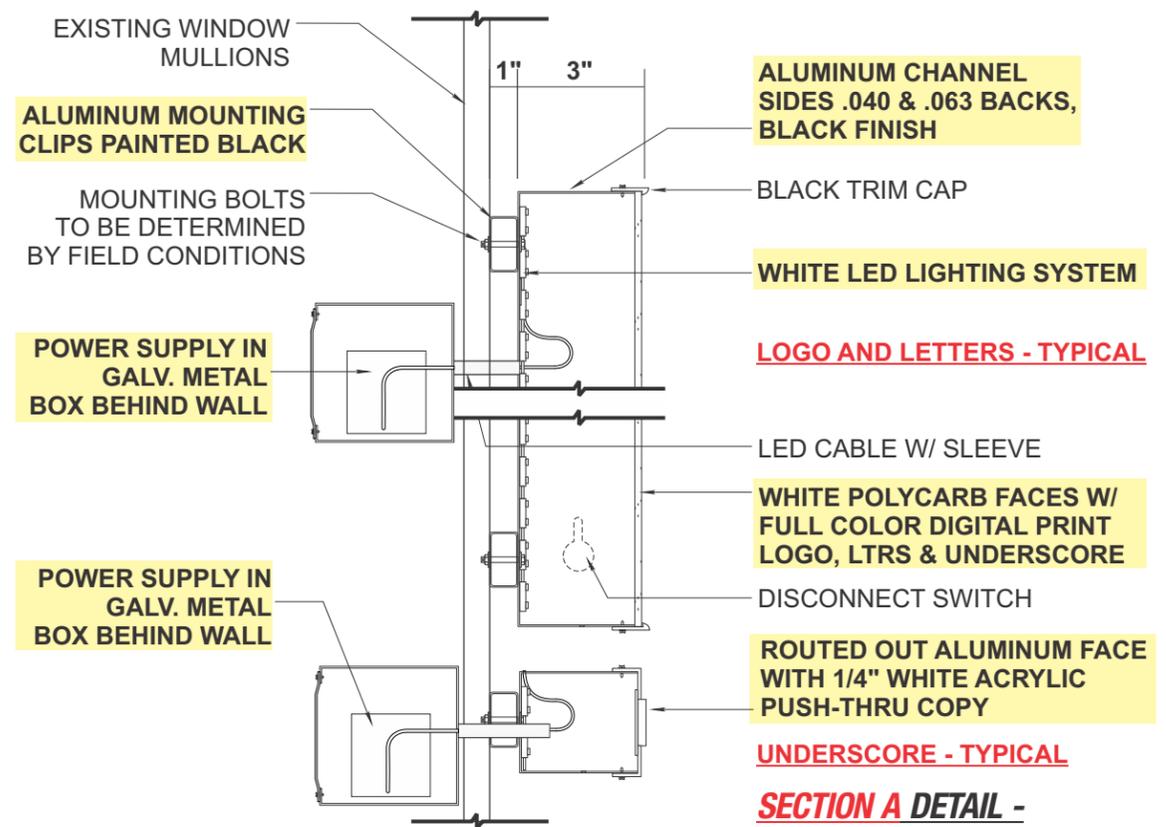
Sq. Ft. 86.66

3"d Face-Lit Channel Letters,
White polycarb faces w/ digital print,
with Black Trim Caps and Returns

SIGN #2

**FACE-LIT INDIVIDUAL CHANNEL LOGO & LETTERS
W/ RAISED LTR CABINET 3/8" = 1'-0"**

SQUARE FOOTAGE: 86.66



ALUMINUM CHANNEL
SIDES .040 & .063 BACKS,
BLACK FINISH

ALUMINUM MOUNTING
CLIPS PAINTED BLACK

MOUNTING BOLTS
TO BE DETERMINED
BY FIELD CONDITIONS

POWER SUPPLY IN
GALV. METAL
BOX BEHIND WALL

POWER SUPPLY IN
GALV. METAL
BOX BEHIND WALL

BLACK TRIM CAP

WHITE LED LIGHTING SYSTEM

LOGO AND LETTERS - TYPICAL

LED CABLE W/ SLEEVE

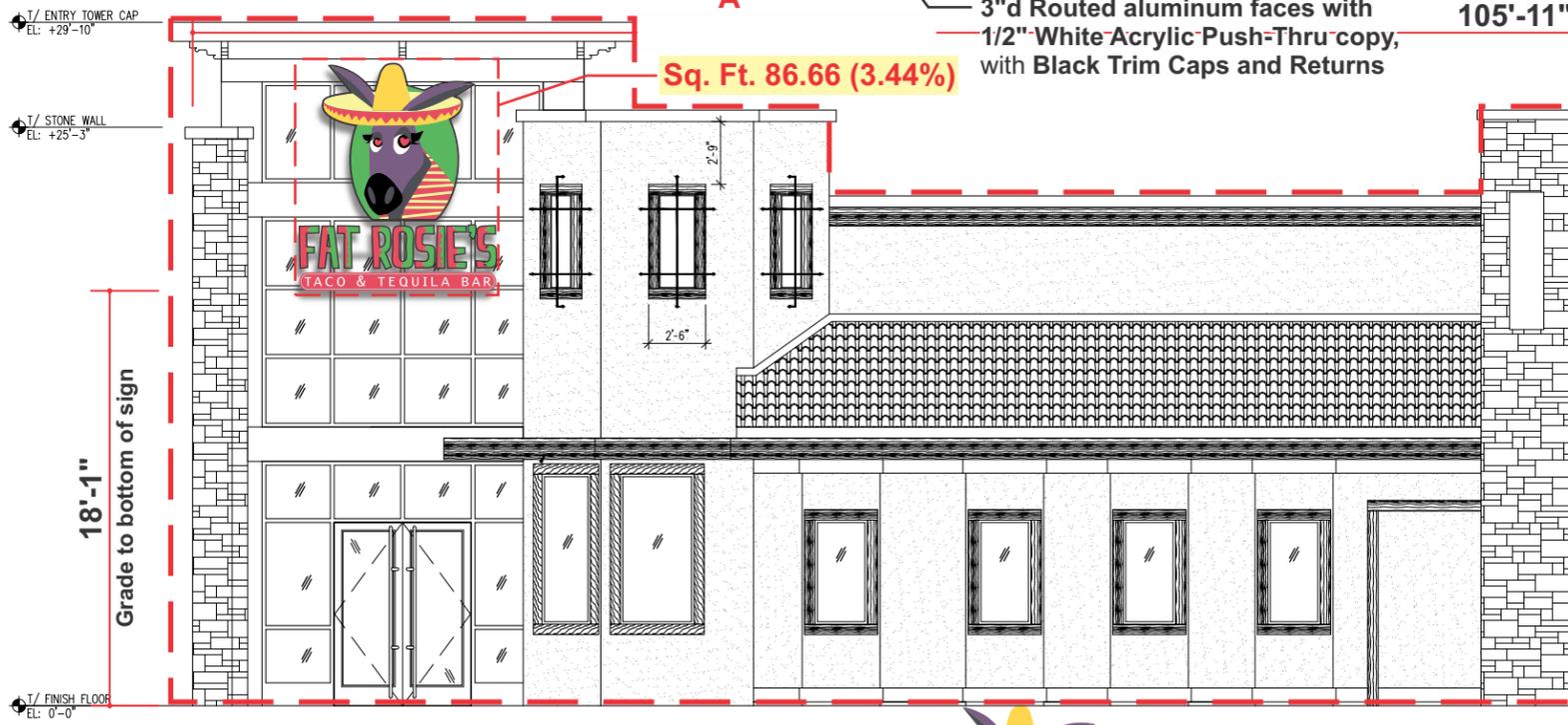
WHITE POLYCARB FACES W/
FULL COLOR DIGITAL PRINT
LOGO, LTRS & UNDERSCORE

DISCONNECT SWITCH

ROUTED OUT ALUMINUM FACE
WITH 1/4" WHITE ACRYLIC
PUSH-THRU COPY

UNDERSCORE - TYPICAL

SECTION A DETAIL -



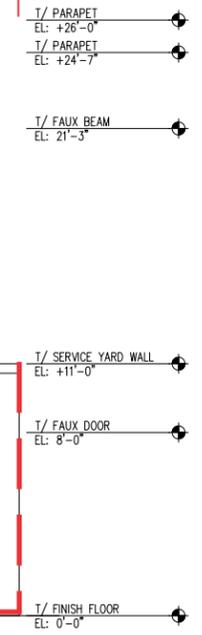
3"d Routed aluminum faces with
1/2" White Acrylic Push-Thru copy,
with Black Trim Caps and Returns

Sq. Ft. 86.66 (3.44%)

105'-11"

Sq. Ft. 117.95 (4.68%)

**FAT ROSIE'S
TACO & TEQUILA BAR**



PROPOSED EAST BUILDING ELEVATION 1/8" = 1'-0"

**EAST ELEVATION TOTAL AREA: 2520.58
SIGNAGE SHOWN IS 8.12% OF BUILDING AREA**



**OLYMPIK
SIGNS**

account representative / client
R WHITEHEAD JR /
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

940 Milwaukee Avenue
Lincolnshire, IL 60069

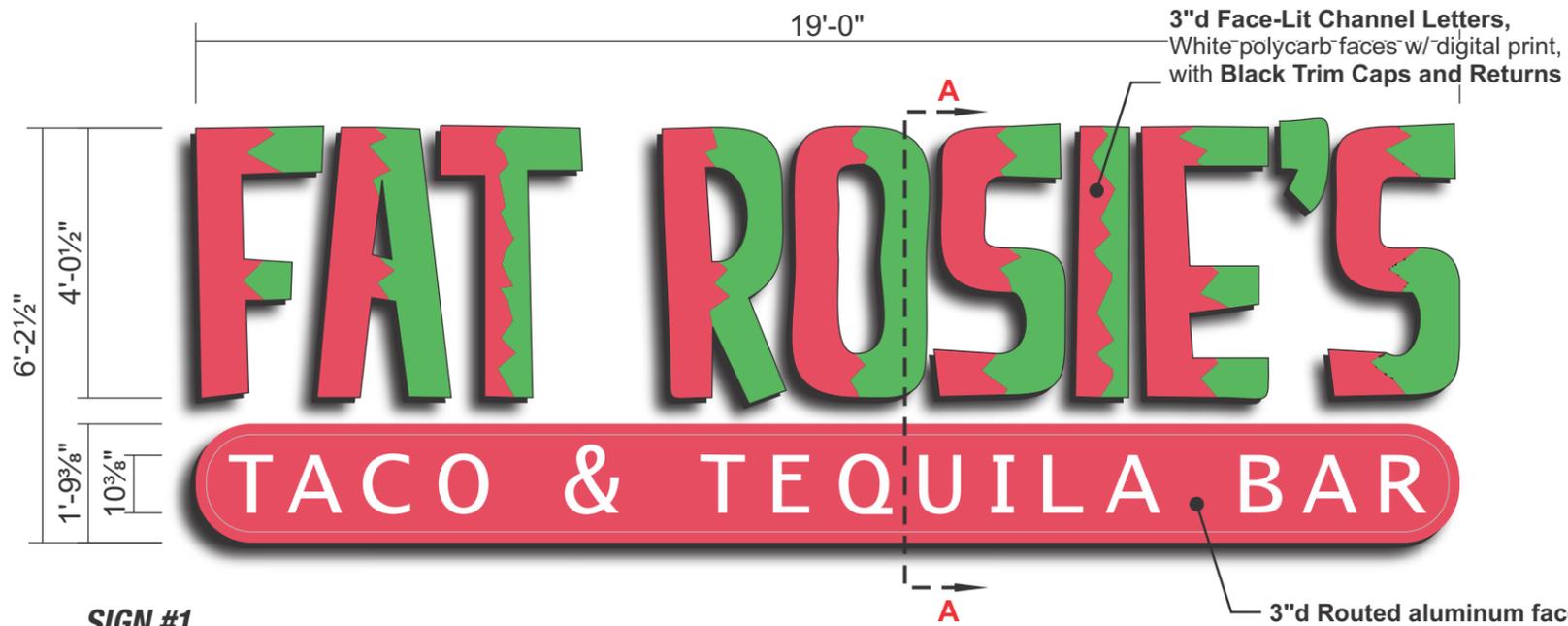
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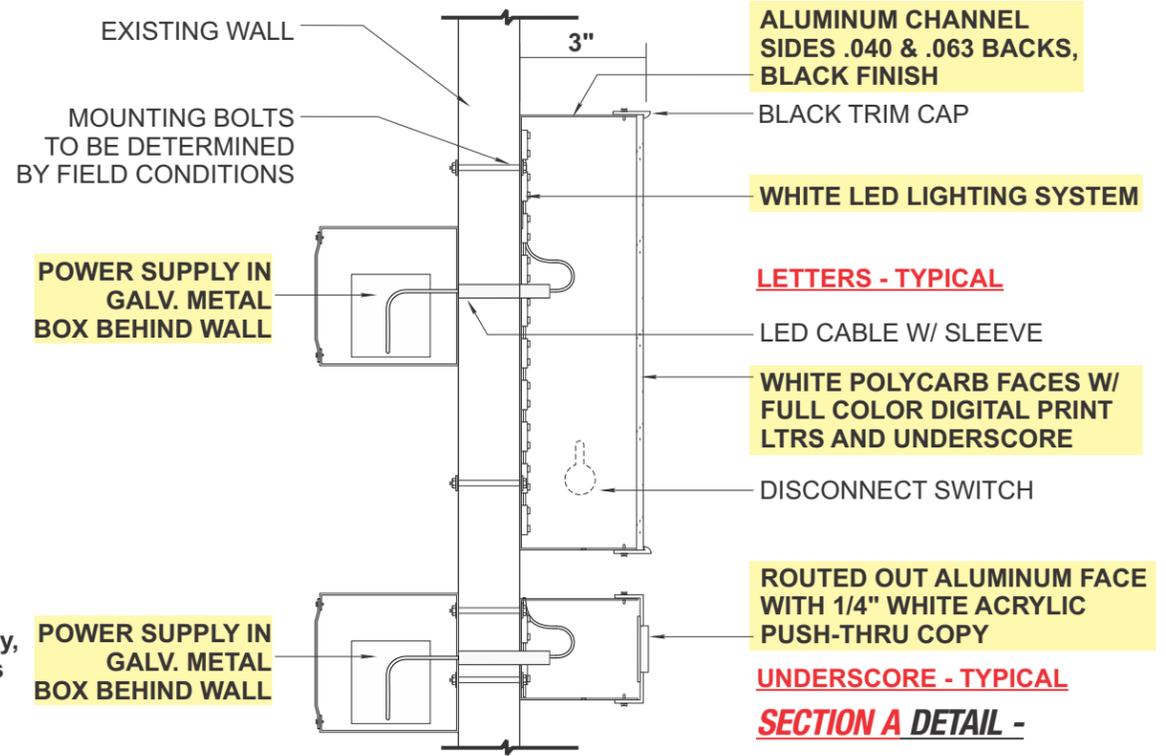
Comments:

SIGN LAYOUT

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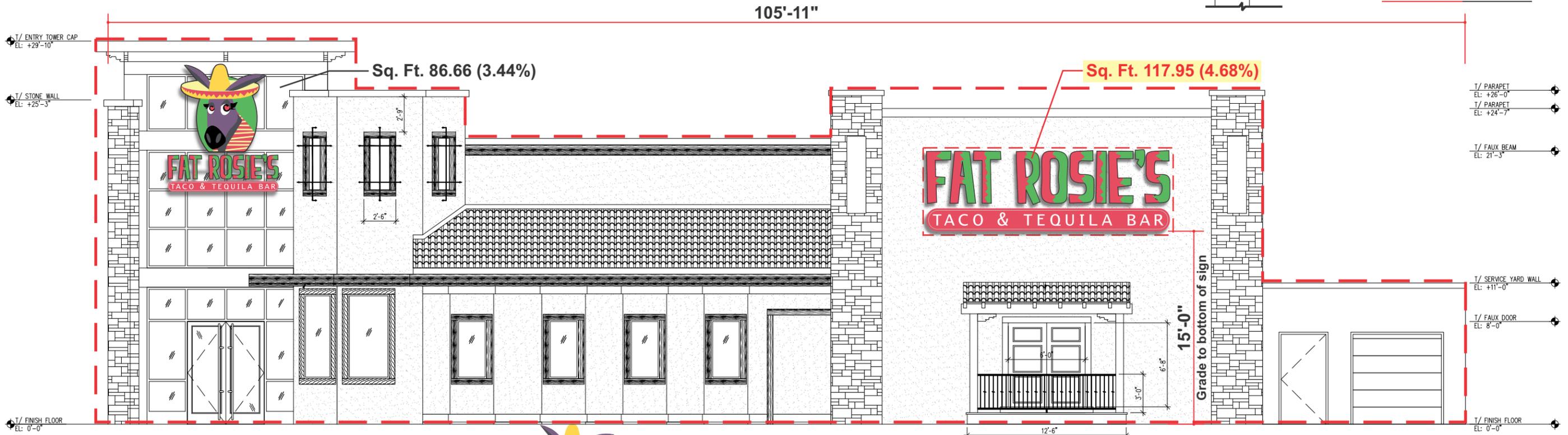
3"d Face-Lit Channel Letters,
White polycarb faces w/ digital print,
with Black Trim Caps and Returns



- ALUMINUM CHANNEL SIDES .040 & .063 BACKS, BLACK FINISH
- BLACK TRIM CAP
- WHITE LED LIGHTING SYSTEM
- LETTERS - TYPICAL
- LED CABLE W/ SLEEVE
- WHITE POLYCARB FACES W/ FULL COLOR DIGITAL PRINT LTRS AND UNDERSCORE
- DISCONNECT SWITCH
- ROUTED OUT ALUMINUM FACE WITH 1/4" WHITE ACRYLIC PUSH-THRU COPY
- UNDERSCORE - TYPICAL
- SECTION A DETAIL -

SIGN #1
FACE-LIT INDIVIDUAL CHANNEL LETTERS W/ RAISED LTR CABINET 3/8" = 1'-0"
SQUARE FOOTAGE: 117.95

3"d Routed aluminum faces with
1/2" White Acrylic Push-Thru copy,
with Black Trim Caps and Returns



PROPOSED EAST BUILDING ELEVATION 1/8" = 1'-0"

EAST ELEVATION TOTAL AREA: 2520.58
SIGNAGE SHOWN IS 8.12% OF BUILDING AREA



OLYMPIK
SIGNS

account representative: R WHITEHEAD JR
 client: 940 Milwaukee Avenue, Lincolnshire, IL 60069
 drawn by: DAN S. / PAMELA F.
 1130 N. Garfield, Lombard, IL 60148
 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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PROPOSED DAY CONCEPT



OLYMPIK
SIGNS

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Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative / client
R WHITEHEAD JR

940 Milwaukee Avenue
Lincolnshire, IL 60069

drawn by
PAMELA F

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Comments:

SIGN DAY CONCEPT



PROPOSED NIGHT CONCEPT



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drawn by
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- 03-17-20
- rev.# 07-01-20

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Comments:

SIGN NIGHT CONCEPT



PROPOSED NIGHT CONCEPT



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account representative / client
R WHITEHEAD JR

940 Milwaukee Avenue
Lincolnshire, IL 60069

drawn by
PAMELA F

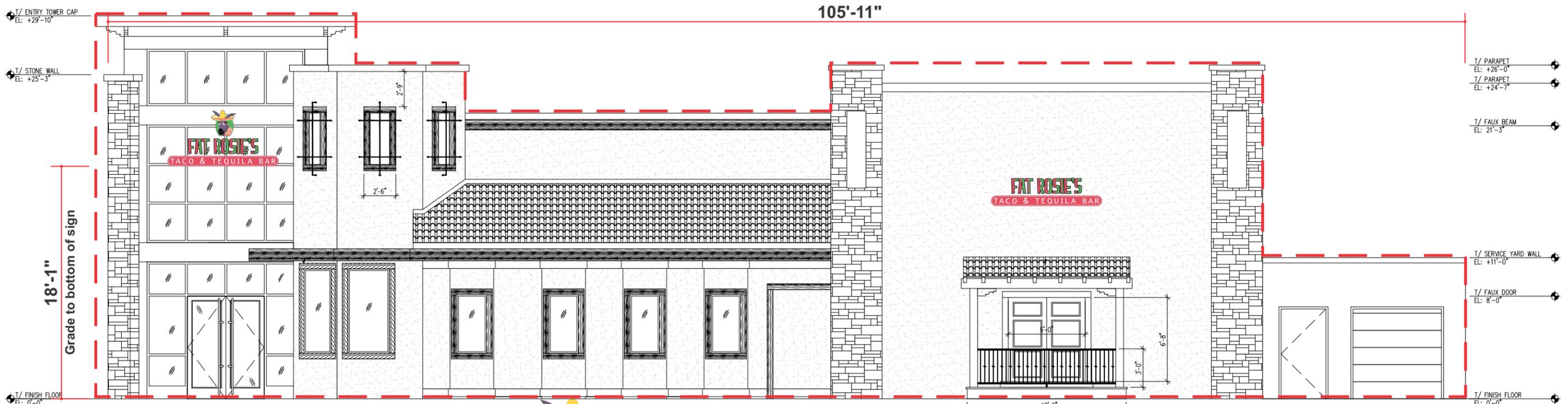
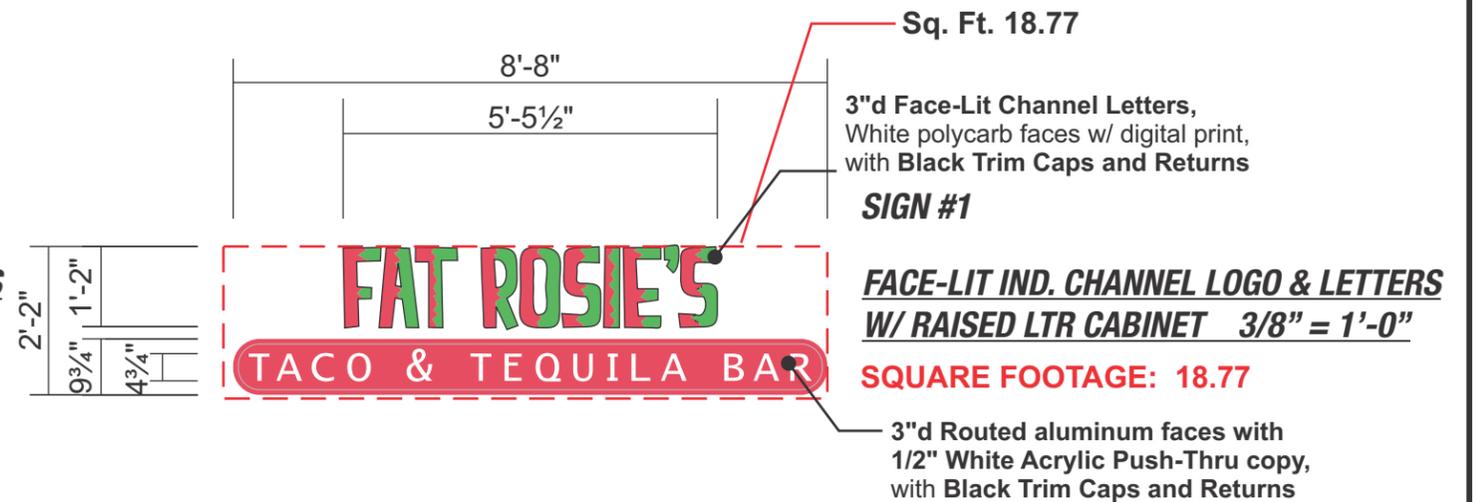
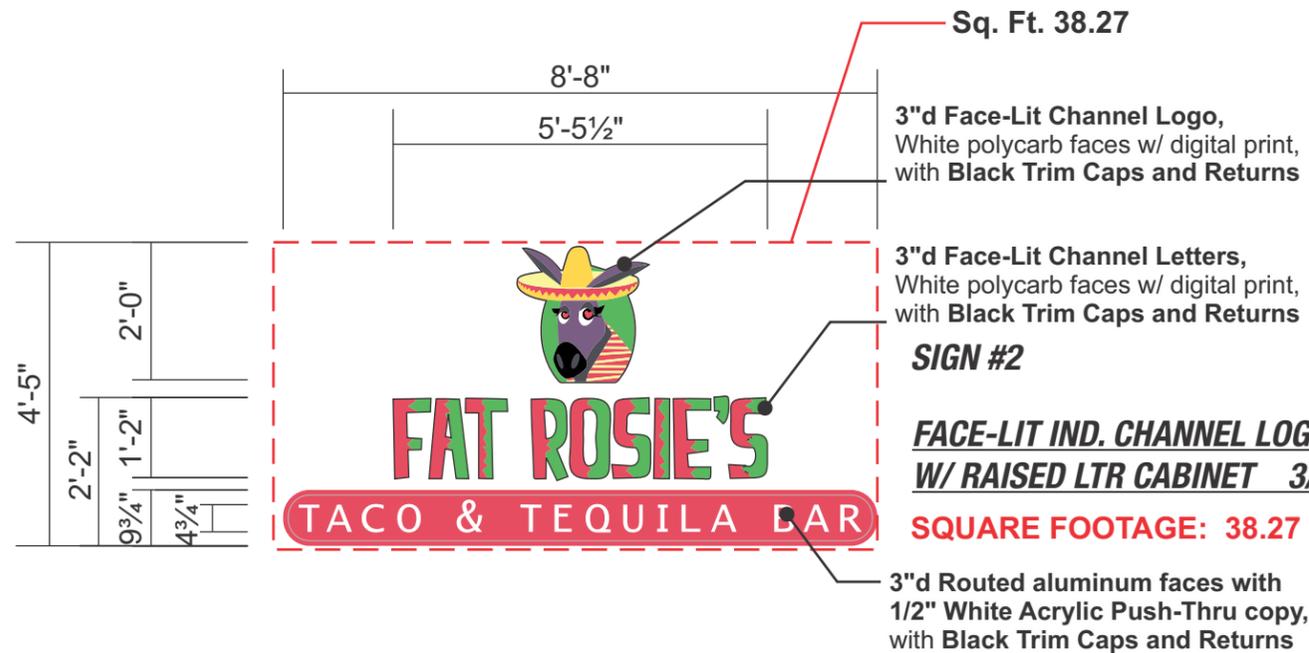
• Job#: 20-8241
• 03-17-20
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MOCK-UP PER CURRENT REGULATIONS



PROPOSED EAST BUILDING ELEVATION 1/8" = 1'-0"

EAST ELEVATION TOTAL AREA: 2520.58



OLYMPIK
SIGNS

account representative: R WHITEHEAD JR
client: 940 Milwaukee Avenue, Lincolnshire, IL 60069
drawn by: PAMELA F
Job#: 20-8241
03-17-20
rev.# 07-01-20

1130 N. Garfield, Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120
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Comments:
LINCOLNSHIRE COMMONS
CRITERIA

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Frankfort Location – 28 Kansas Street



Naperville Location – 47 E. Chicago Avenue



Schaumburg Location - 870 N. Meacham Road





Naf Naf Grill - 950C Milwaukee Avenue, Ste C, Lincolnshire, IL 60069

SQUARE FOOTAGE: 56.0 TOTAL

SIGN TYPE: Combination of Halo-Lit Logo and Letters, Routed out push-thru cabinet.



menchie's - 950B Milwaukee Avenue, Ste B, Lincolnshire, IL 60069

SQUARE FOOTAGE: 35.58 TOTAL

SIGN TYPE: Combination of Face-Lit formed face Logo and Letters, Flat face-lit sign cabinet.



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Lincolnshire, IL 60069

drawn by
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Comments:

SURROUNDING SIGNS



Chipotle Mexican Grill - 950A Milwaukee Avenue, Ste A, Lincolnshire, IL 60069

SQUARE FOOTAGE: 40.82 TOTAL

SIGN TYPE: Combination of Face-Lit Logo and Letters on control background, Halo-Lit Secondary Letters.



NIGHT VIEW



NORTH BUILDING ELEVATION

Fleming's Prime Steakhouse & Wine - 960 Milwaukee Avenue, Lincolnshire, IL 60069

SQUARE FOOTAGE: 54.57 TOTAL

SIGN TYPE: Combination of Face-Lit & Halo-Lit Logo and Letters, Awnings with copy.



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Lincolnshire, IL 60069

drawn by
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- 03-17-20
- rev.# 07-01-20



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Comments:

SURROUNDING SIGNS



Fleming's Prime Steakhouse & Wine - 960 Milwaukee Avenue, Lincolnshire, IL 60069

SQUARE FOOTAGE: 2.16 TOTAL
SIGN TYPE: Awnings with copy

Fleming's Prime Steakhouse & Wine - 960 Milwaukee Avenue, Lincolnshire, IL 60069

SQUARE FOOTAGE: 51.75 TOTAL
SIGN TYPE: Combination of Face-Lit & Halo-Lit Logo and Letters



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Lincolnshire, IL 60069

drawn by
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- rev.# 07-01-20

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Comments:

SURROUNDING SIGNS



The Cheesecake Factory - 930 Milwaukee Avenue, Lincolnshire, IL 60069

SQUARE FOOTAGE: 118.72 TOTAL

SIGN TYPE: Combination of Face-Lit Channel Letters, Awnings with copy and Routed out push-thru copy in cabinet .



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Lincolnshire, IL 60069

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Comments:

SURROUNDING SIGNS



Northshore Immediate Care Center - 920 Milwaukee Avenue, Lincolnshire, IL 60069

SQUARE FOOTAGE: 441 TOTAL

SIGN TYPE: Routed out copy with push-thru Acrylic copy, Illuminated.

LOCATION HAS NO VISIBILITY OBSTRUCTIONS



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Lincolnshire, IL 60069

drawn by
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page 5 of 7

Comments:

SURROUNDING SIGNS



DSW Designer Show Warehouse - 970 Milwaukee Avenue, Lincolnshire, IL 60069

SQUARE FOOTAGE: 110.0 TOTAL
SIGN TYPE: Face-Lit Channel Letters

LOCATION HAS NO VISIBILITY OBSTRUCTIONS



FAT ROSIE'S
 TACO & TEQUILA BAR

940 Milwaukee Avenue
 Lincolnshire, IL 60069

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SIGNS

1130 N. Garfield
 Lombard, IL 60148 Ph.# **630.424.6100** Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

account representative / client
 R WHITEHEAD JR

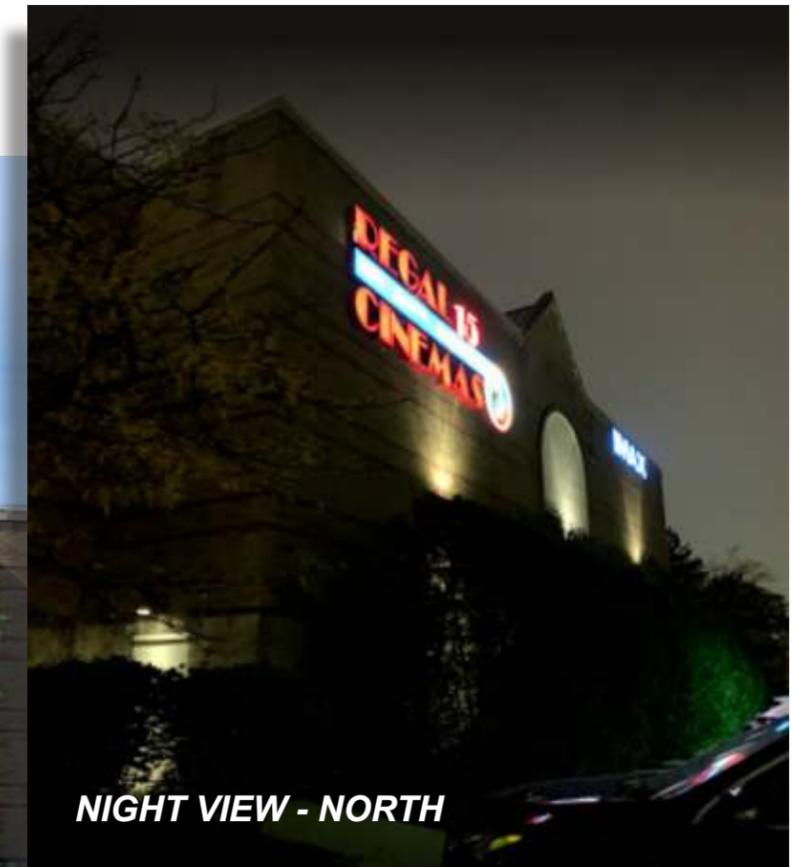
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Regal Lincolnshire & IMAX - 300 Parkway Drive, Lincolnshire, IL 60069

SQUARE FOOTAGE: 471.75 TOTAL
SIGN TYPE: Face-Lit Channel Letters

LOCATION HAS FAIR VISIBILITY DUE TO SET-BACK



940 Milwaukee Avenue
Lincolnshire, IL 60069

drawn by
PAMELA F

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Comments:

SURROUNDING SIGNS



Lincolnshire Commons Signage Package

Village of Lincolnshire
Architectural Review Board
March 15, 2005

General Growth Properties, Inc.
Landlord/Developer

VILLAGE OF LINCOLNSHIRE
LAKE COUNTY, ILLINOIS

APPROVED

by the Corporate Authorities

at a Meeting conducted on

4/11/2005

RECEIVED

MAR 11 2005

VILLAGE OF LINCOLNSHIRE
COMMUNITY DEVELOPMENT

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1. Signage Criteria

1.1 Sign Types

Monument Signs:

(1) primary development identification sign centrally located along Milwaukee Avenue and (2) secondary development identification signs located at the vehicular entrances off Aptakisic Road and Milwaukee Avenue. See Figures 1 and 2.

Multi-Tenant Sign: None

Site Way-Finding Signs: None

Individual Tenant Signs:

All signage shall conform to the Village of Lincolnshire Sign Control; however, since this development is designated as an "Area of Special Sign Control", the Landlord and the Village may review well-designed signage –compatible with its surroundings—that is otherwise non-conforming for special approval. All signs shall be installed only after all required permits and Landlord approvals are issued.

Each tenant shall be permitted up to two wall signs, not more than one on each business façade, with the ability to provide one additional wall sign on a third façade subject to review and approval of the Village Architectural Review Board –based on consideration of building placement, entrance location, architectural elements, etc. Primary and secondary signs should consist of the same construction details and materials. The area of such sign shall not exceed 10% of the total area of tenant façade to which it is attached. In addition, these signs may not extend above the wall to which it is attached.

Free-standing restaurant tenants shall be limited to 24' maximum sign length, to a maximum 100 square feet area per sign. Maximum letter size shall be 24" in height with the ability to increase initial upper case letters and certain lower case letters (b, d, f, g, h, etc.) to 32". Multiple row signs shall be limited to 14" high letters, with the ability to increase initial upper case letters and certain lower case letters (b, d, f, g, h, etc.) to 18". Company logos are also limited to 24" in height and are subject to the same restrictions as the letters in the sign text. There is no restriction on the style of typeface used.

Individual Tenant Signs (cont.):

Retail tenants under 10,000sf shall be limited to 16' maximum sign length, to a maximum of 35 square feet area per sign. Maximum letter size shall be 18" in height with the ability to increase initial upper case letters and certain lower case letters (b, d, f, g, h, etc.) to 24". Multiple row signs shall be limited to 12" high letters. Company logos are also limited to 18" in height and are subject to the same restrictions as the letters in the sign text. There is no restriction on the style of typeface used.

Retail tenants over 10,000sf shall be limited to 24' maximum sign length, to a maximum 96 square feet area for primary and secondary building façade wall signs. In addition, these tenants shall be permitted a company logo sign limited to 48" maximum height not to exceed 20 square feet in area. Maximum letter size shall be 48" in height provided that their lowest extent is located a minimum of 12'-0" above grade. Multiple row signs shall be limited to 30" high letters. Company logos are also limited to 48" in height and are subject to the same restrictions as the letters in the sign text. There is no restriction on the style of typeface used.

The sign content shall be limited to the name of the business, or D.B.A. as defined in the lease, and company logo; products, services, and company catch phrases shall not be allowed. These signs shall consist of individual letters located within a sign band—a flush, recessed, or projecting rectangular boundary meant to frame the sign and position it logically within the building façade, see figure 3. This sign band should provide material and/or color contrast with the sign letters, but not necessarily the adjacent façade surfaces. Letters should be centered and aligned within the sign band, see Figure 3.

Signs of up to 2 square feet, constructed as a metal plaque type sign, may be wall mounted adjacent to the doors at the rear of the building, and may display only the name and address of the occupant.

Awning Signs:

Awning signs are not encouraged; however if desired, the Landlord and the Village must review and approve a well-designed and compatible awning sign proposal. The design must adhere to the requirements for awnings, as described in Section 3.2.

Blade Signs:

Blade signs are allowed as a means to compliment the streetscape atmosphere. Maximum area each side equals 6 square feet. They may be constructed of wood or metal. Minimum 8'-0" above sidewalk/grade. Maximum 42" projection from face of building.

Signage Not Allowed:

- Marquee Signs
- Electronic Message Boards
- Signs painted directly upon the wall surface of the building.
- Box type signs
- Exposed tube neon signs and open face channel letters with exposed tube neon.
- Free-standing, moving, rotating, flashing, animated, or noise-making signs.
- Cloth, paper, cardboard, sintra, and other similar stickers or decals on or around the storefront surfaces.
- Signs that are not professional in appearance.

Other types of signs not listed:

Subject to review and approval by the Landlord and the Village.

1.2 Locations

Wall signs shall be mounted on the building façade or above the store entry. No signage shall be less than 8'-0" above an adjacent sidewalk, nor shall project over said sidewalk. No signage shall be less than 15'-0" above an adjacent drive or service lanes or parking surfaces, nor shall project over said areas.

1.3 Construction

All signage is to be of the highest quality construction. Shop fabrication and painting is required. All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps, and other mechanisms that are part of the sign product must be concealed from view. Signs must be fabricated and installed according to local and national building and electrical codes, and must bear UL label. Signage shall project not more than 12" from the wall to which it is attached.

1.4 Illumination

Wall signs may be internally illuminated or illuminated by RLM or "gooseneck" type fixtures.

Exposed wiring, electrical connection, conduits, and raceway are not permitted. Signs shall be clock-timer controlled and illuminated during Lincolnshire Commons hours.

All electrical penetrations through the storefront fascia for sign installation shall use PK housing or approved equal.

Design shall provide access to transformer and local disconnect.

5 Color

Multiple colors are permitted for letters and logos to allow signage to remain consistent with tenants' established corporate logo and brand identity. Channel letters with a translucent acrylic face may be of any color, and shall have black returns. Reverse channel letters may be painted on either the front or side face, with the second face painted black. Signs, if painted, shall be primed and painted with Matthews Acrylic Polyurethane or equal.

1.6 Temporary Signage

See Lincolnshire Village Code, Section 12-11-1.D.