



AGENDA
REGULAR ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, November 17, 2015
7:00 p.m.

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

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Architectural Review Board Meeting held on Tuesday, October 20, 2015.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration and discussion of revisions to ground signage approved in Ordinance No. 13-3298-24, granting Sign Variances for the Tri-State International Office Center (GA Tri-State Office Park LLC).

3.2 Public Hearing regarding variations to Title 12, *Sign Control*, of the Lincolnshire Village Code associated with permanent identification signage and temporary signage for the 86-unit Camberley Club townhome Planned Unit Development (Pulte Home Corporation).

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

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



UNAPPROVED Minutes of the **ARCHITECTURAL REVIEW BOARD** held on Tuesday, October 20, 2015, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Gulatee, Kennerley, and Jensen.

ABSENT: Members Barranco and Hardnock, and Trustee Hancock

ALSO PRESENT: Stephen Robles, AICP - Village Planner

CALL TO ORDER: Chairman Grover called the meeting to order at 7:10 p.m.

1.0 ROLL CALL

The roll was called by Village Planner Robles and **Chairman Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Architectural Review Board held Wednesday, September 16, 2015.

Member Kennerley moved and **Member Jensen** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on September 16, 2015, as presented. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 Continued Consideration and Discussion regarding concepts and objectives for the Update to the Lincolnshire Design Guidelines (Village of Lincolnshire).

Village Planner Robles presented Staff's memorandum and noted that at the September 16th meeting, the ARB directed Staff to prepare a draft Design Guidelines document that was based on the Update Outline. He briefly summarized that the objective of the Design Guideline update was to modernize the existing Guidelines to establish the desired visual character for non-residential development along major thoroughfares. He continued that the Lincolnshire Design Guidelines document was divided into the following sections:

Chapter 1

- a. Purpose of Design Guidelines
- b. Village of Lincolnshire Character
- c. Desired Character & Development Pattern

And

Chapter 2

- a. Placement & Orientation
- b. Architectural Style
- c. Building Materials
- d. Façades



- e. Roofs
- f. Awning & Canopies
- g. Lighting
- h. Service & Site Amenities
- i. Landscaping

Village Planner Robles concluded his presentation by noting Staff was seeking the ARB's approval recommendation of the proposed updates to the Lincolnshire Design Guidelines, as presented.

Chairman Grover sought clarification whether the Guidelines were exclusive to the properties identified on the included map or if the properties along the Tollway could also be included. **Village Planner Robles** explained, as proposed, the Guidelines only included properties along Route 22, Milwaukee Avenue, and Aptakisic Road. He acknowledged there could be a benefit to including those non-residential properties along the Tollway into the Guidelines. There was a consensus amongst the ARB to include the non-residential properties adjacent to the Tollway into the Design Guidelines update.

Member Gulatee expressed his hesitation over the proposed Guidelines as he explained any such guidelines ultimately related to what the Village Board was seeking for new development in the Village. **Member Kennerley** summarized the previous discussion from the September meeting and explained that the guidelines were to serve as a substitute between the antiquated Guidelines and before the Village Staff begins the Milwaukee Avenue Corridor Plan in 2016. **Member Gulatee** further questioned any such guides without knowing what the Village wants. He continued and noted the Milwaukee Avenue corridor as an example and how to improve the whole streetscape without knowing what the desired result was. **Village Planner Robles** explained that the Guidelines were not to serve as a corridor plan, rather focused on the development and/or redevelopment of specific parcels within the Guidelines area. **Member Jensen** commented that the Guidelines were not to serve as a future planning document. **Member Kennerley** followed up that the document was to be used as a reference material for Staff and developers for pending developments.

Member Jensen concurred that the proposed guideline document established reasonable guides for use by the Village and the development community without establishing specific details to limit flexibility. **Chairman Grover** agreed that the items identified in Chapter 2 cover the majority of issues discussed by the ARB.

Member Kennerley noted her preference to include a mix of evergreens in the guidelines besides native plantings. **Member Jensen** expressed his support with the inclusion of native plantings in the document to promote water sustainability.

Member Kennerley expressed her satisfaction of the revised Guidelines and noted it provided a nice visual of the general scope for developers to use.

There being no further ARB comments, **Chairman Grover** requested a motion.



Member Jenson moved and Member Kennerley seconded a motion to approve updates to the Lincolnshire Design Guidelines to establish the desired visual character for new construction and redevelopment for non-residential development along major thoroughfares, as presented in Staff's Memorandum, and further subject to the following:

- 1. Extending the boundaries of the Guidelines to include non-residential properties adjacent to Interstate 94.*
- 2. Including a requirement for evergreen plantings within the Landscaping component of the Guidelines.*

The motion passed unanimously by voice vote.

- 4.0 UNFINISHED BUSINESS (None)**
- 5.0 NEW BUSINESS (None)**
- 6.0 CITIZENS COMMENTS (None)**
- 7.0 ADJOURNMENT**

There being no further business, **Chairman Grover** adjourned the meeting at 7:48 p.m.

Minutes submitted by Stephen Robles - AICP, Village Planner.

**REQUEST FOR BOARD ACTION
Architectural Review Board Meeting
November 17, 2015**

Subject:	Tri-State International Office Center – Revisions to Approved Ground Sign Package
Action Requested:	Consideration and discussion of revisions to ground signage approved in Ordinance No. 13-3298-24, granting Sign Variances for the Tri-State International Office Center
Petitioner:	GA Tri-State Office Park LLC
Originated By/Contact:	Steve McNellis, Director Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board

Background:

- In Fall 2013, the ARB recommended approval of a revised ground sign package for the Tri-State International Office Center. The revised sign package was approved by the Village Board through Sign Code Variations in November, 2013 (see attached Ordinance No. 13-3298-24).
- Approved ground signage included a revised main ground sign along the Tollway (aka Tollway Sign), a smaller secondary identification sign along the Tri-State International driveway entrance (aka Entry Sign), east of Westminster Way, and several directional signs to the five buildings on the Tri-State “campus.”
- All signage was branded with the Tri-State blue color scheme and globe logo. For the first time, this brought all site signage under one unified design theme.
- Since the ground signage package was approved, the Tri-State office center has welcomed their largest tenant, CDW, who are completing construction of their primary offices in two (25 and 75 buildings) of the five buildings on the Tri-State campus. In their Lease Agreement with CDW, the property owners have agreed to allow a renaming and some rebranding of the Center to allow this new major tenant name recognition.

Review Process Summary:

The 2013 Ordinance approving revised ground signage provides the following caveat: *“In the event the Petitioner, or its successors and assigns, elects to maintain the signs described herein in a manner providing for the same intensity, scale and purposes approved by this Ordinance, any future sign changes (other than like-kind changes to sign panels) may be made only with the recommendation of the Architectural Review Board and approval of the Village Board.”*

“The decision whether future modifications preserve or expand the intensity, scale and purposes for which the approved signs are used shall be made in the sole discretion of the Director of Community Development.”

The proposed revisions to existing signage are not related to the number of signs, location, general content or size, all of which remain unchanged. Therefore, Staff determined the proposed center name and color theme changes do not expand the intensity, scale and purpose of the approved signs. A simple review and recommendation by the ARB, with final approval by the Village Board is the prescribed process for considering the proposed sign revisions.

Request Summary:

The proposed ground signage revisions to the approved signs are as follows:

- 1) Change name of office center on main ground sign (Tollway Sign) and smaller secondary ground sign (Entry Sign) from Tri-State International Office Center to CDW Center with accompanying logo. Sign size and material to remain unchanged.
- 2) Change color of Tollway Sign, Entry sign and all four existing directional signs from a blue color scheme to red and gray.

Staff Comments:

- The proposed office center name change is one that in and of itself could be approved by Village staff with no further Board review. Shopping or office center names have no specific restrictions. It is also not uncommon for office centers to be named after the primary tenant. This is the case throughout the city (Willis Tower) and suburbs (Sears center).
- The proposed color scheme is a reflection of both the CDW corporate colors and Staff's recommendation the Tollway sign be muted in color, so as to blend-in with the subdued palette of the office buildings.

Note – CDW submitted a permit to install three wall signs in the following locations: 1) Tollway frontage of the parking deck, 2) East elevation of the 75 building, and 3) West elevation of the 75 building. All signs will have the CDW name and logo in white, with the parking deck and east elevation signs illuminated. All three signs will meet all Village codes for size, location, etc. and do not require Board review or approval.

Staff Recommendation:

Staff recommends approval of the revised ground sign package, as presented.

Recommendation:

The Architectural Review Board moves to approve a revision to Ordinance No. 13-3298-24, which granted variations associated with ground signage for the Tri-State International Office Center, to permit an amendment to the approved plans for a change in color scheme and Center name, as presented in a presentation packet from Poblocki Sign, with cover letter from CBRE, dated November 12, 2015, and further subject to

{Insert any additional conditions or modifications desired by the Architectural review Board}

Reports and Documents Attached:

- Presentation Packet from CBRE, containing a cover letter from J.T. Garofalo of CBRE, a location map and Sign renderings from Poblocki Sign, dated November 12, 2015.
- Ordinance No. 13-3298-24, granting Variations for Ground Signage.

Meeting History	
Current ARB Review of Revised Ground Signage	November 17, 2015



J.T. Garofalo
Senior Project Manager

CBRE, Inc.
Project Management Group

321 North Clark Street
Suite 3400
Chicago, IL 60654

+1 312 935 1973 Tel
+1 773 718 7838 Cell

jt.garofalo@cbre.com
www.cbre.com

November 12, 2015

Village of Lincolnshire Architectural Review Board
Attention: Steve McNellis
Community and Economic Development Director
City of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: CDW 25/75 Tri-State International Monument Signage

Dear Architectural Review Board,

CDW Corporation is leasing the 25 and 75 Tri-State International buildings in Lincolnshire. As part of their lease agreement, the building landlord has agreed to let CDW Rename the Tri-State International complex to CDW Center. As part of that change CDW is requesting an amendment to the ground signage approved in Ordinance No. 13-3298-24 to permit the Center name to be revised and the color scheme to be updated to conform with the corporate color scheme of the anchor tenant, CDW.

Please find attached the following drawings for review by the Architectural Review Board for the Village of Lincolnshire:

- Site Plan: Locating signage changes for the office complex
- RW-01 Change to colors for the existing Tollway monument sign.
- RW-02 Rework of existing monument sign at entrance to office park.
- RW-03 Updated monument directional signage

CDW is working with Poblocki Sign Company to tastefully update the existing signage per the attached drawings. Poblocki worked on the existing signage referenced.

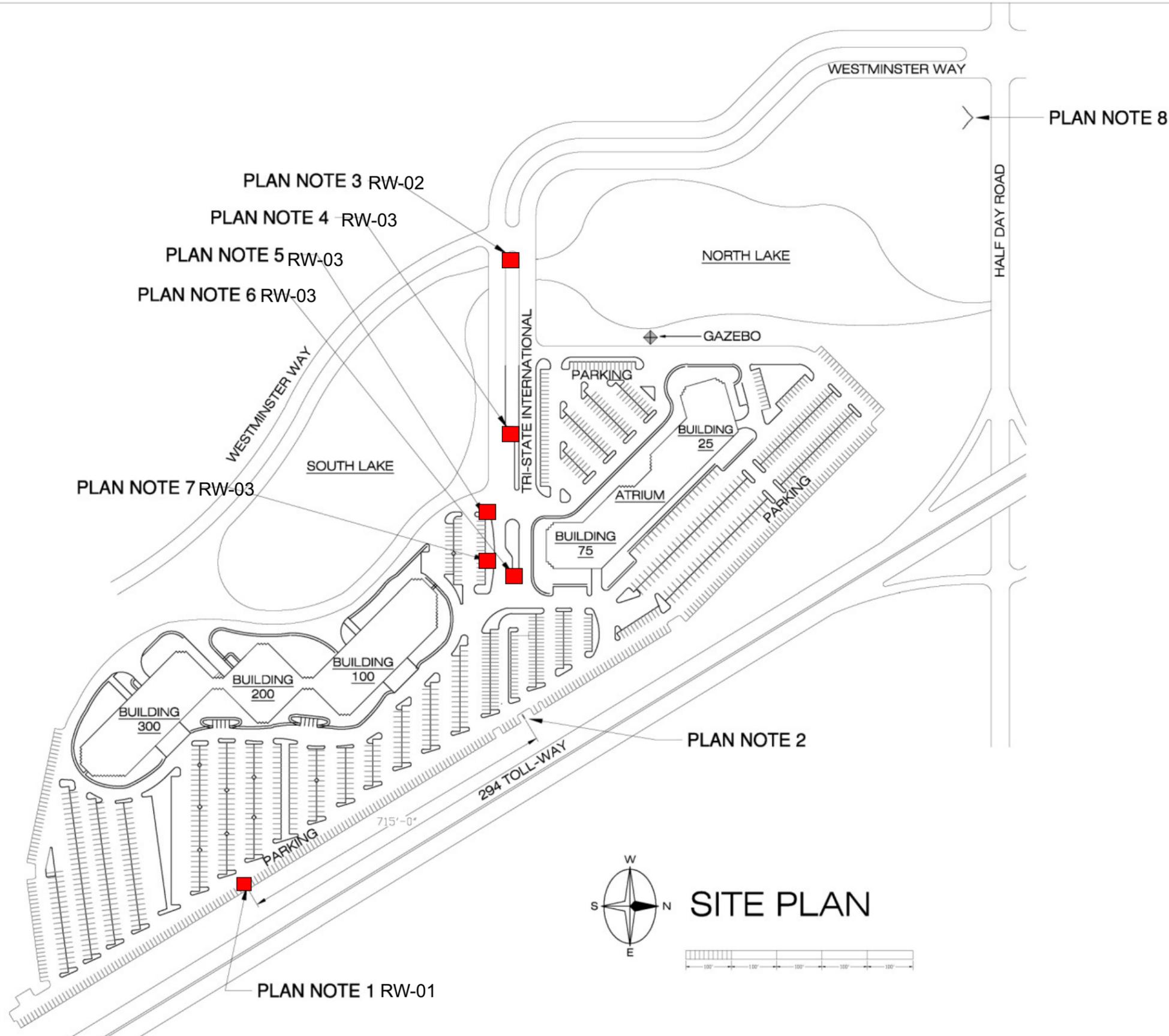
Please review the attached documents and let us know if you have any questions or concerns. We look forward to continuing our work with the Village of Lincolnshire on this exciting project.

Sincerely,

A handwritten signature in black ink, appearing to read "J.T. Garofalo". The signature is written in a cursive style with a large, looping "G" at the end.

J.T. Garofalo

Cc: Melissa Speers (Director Transaction Management for CDW)
Kelly Morrissey (Colliers)
Katie Conroy (Poblocki Signage)



TRI-STATE INTERNATIONAL OFFICE CENTER

Plan Note 1 - Reface and repaint existing monument sign per drawing marked RW-01

Plan Note 3 - Reface and repaint existing gateway monument sign per drawing marked RW-02.

Plan Notes 4-7 - Reface and repaint existing non-lit directional signs per drawing marked RW-03

Plan Note 8. Work TBD
Design to be in alignment with approval of directional signage.



PROJECT LOCATION



SIGN SPECIFICATIONS

[A] - TOP HEADER CABINET (New Faces)

Material: Routed 1/8" aluminum
Depth: 42.25"
Cabinet Color: Painted to match Red
 (Reynobond Progarm Red DG-80)
Copy: 1/2" clear push thru acrylic
Logo: 1/2" clear push thru acrylic

[B] - ACCENT BARS

Bar Color: Painted to match Red
 (Reynobond Progarm Red DG-80)

[C] - CHANGEABLE TENANT PANELS

Material: Routed 1/8" aluminum
Copy: White acrylic
Face Color: Painted to match Grey (TBD)

[D] - OWNER / LEASE PANEL

Material: Routed 1/8" aluminum
Copy: White acrylic w/ 1st surface vinyl graphics (Stays as is)
Face Color: Painted to match Grey (TBD)

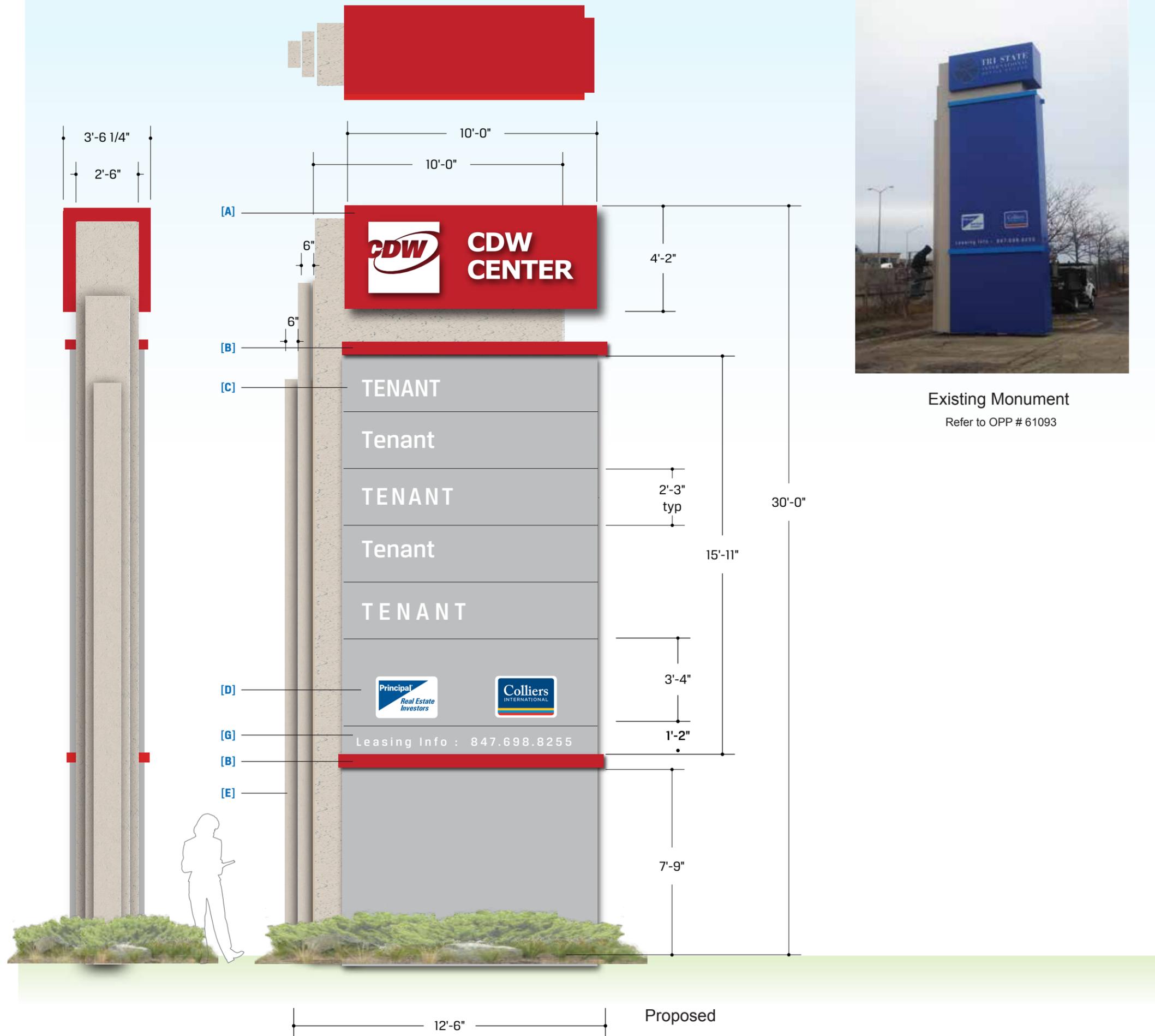
[F] - SIGN BODY & DECORATIVE EDGE

Material: Fabricated aluminum
Face Color: Painted to match Synthetic Plaster (PMS 7529C) - Suede Finish

Stays as is

[G] - LEASING COPY (NON-LIT)

Material: Removeable 1/8" aluminum panel
Copy: Vinyl
Color: 3M White 7725-20



Existing Monument
 Refer to OPP # 61093

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Project

CBRE / CDW

Lincolnshire IL

Scale: 1/4"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
.01	Red spec	glm	11/9/15

Vector Artwork Required
Colors Required

Rep.: Katie Conroy

Drawn By: Greg Moerner Orig. Date: 10/27/15

Sign Loc. No. .

RW-01

Rework Existing D/F MON

Sign. Type

69595

OPP - Project - Job No.

C01

Sheet

SIGN SPECIFICATIONS

Description: Double sided monument sign internally illuminated with fluorescent lamps

[A] - CDW CENTER CABINET (New Faces)

Material: Routed 1/8" aluminum
Cabinet Color: Painted to match Red (Reynobond Progarm Red DG-80)
Copy: 1/2" clear push thru acrylic
Logo: 1/2" clear push thru acrylic

[B] - SIGN BODY & DECORATIVE EDGES " STAYS AS IS "

Material: Fabricated aluminum
Face Color: Painted to match Synthetic Plaster (PMS 7529C) - Suede Finish



Existing Monument

Refer to OPP # 61093



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Project

CBRE / CDW

Lincolnshire IL

Scale: 1/4"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
.01	Red spec	glm	11/9/15

Vector Artwork Required
Colors Required

Rep.: Katie Conroy
 Drawn By: Greg Moerner Orig. Date: 10/27/15

Sign Loc. No. .

RW-02

Rework Existing D/F MON

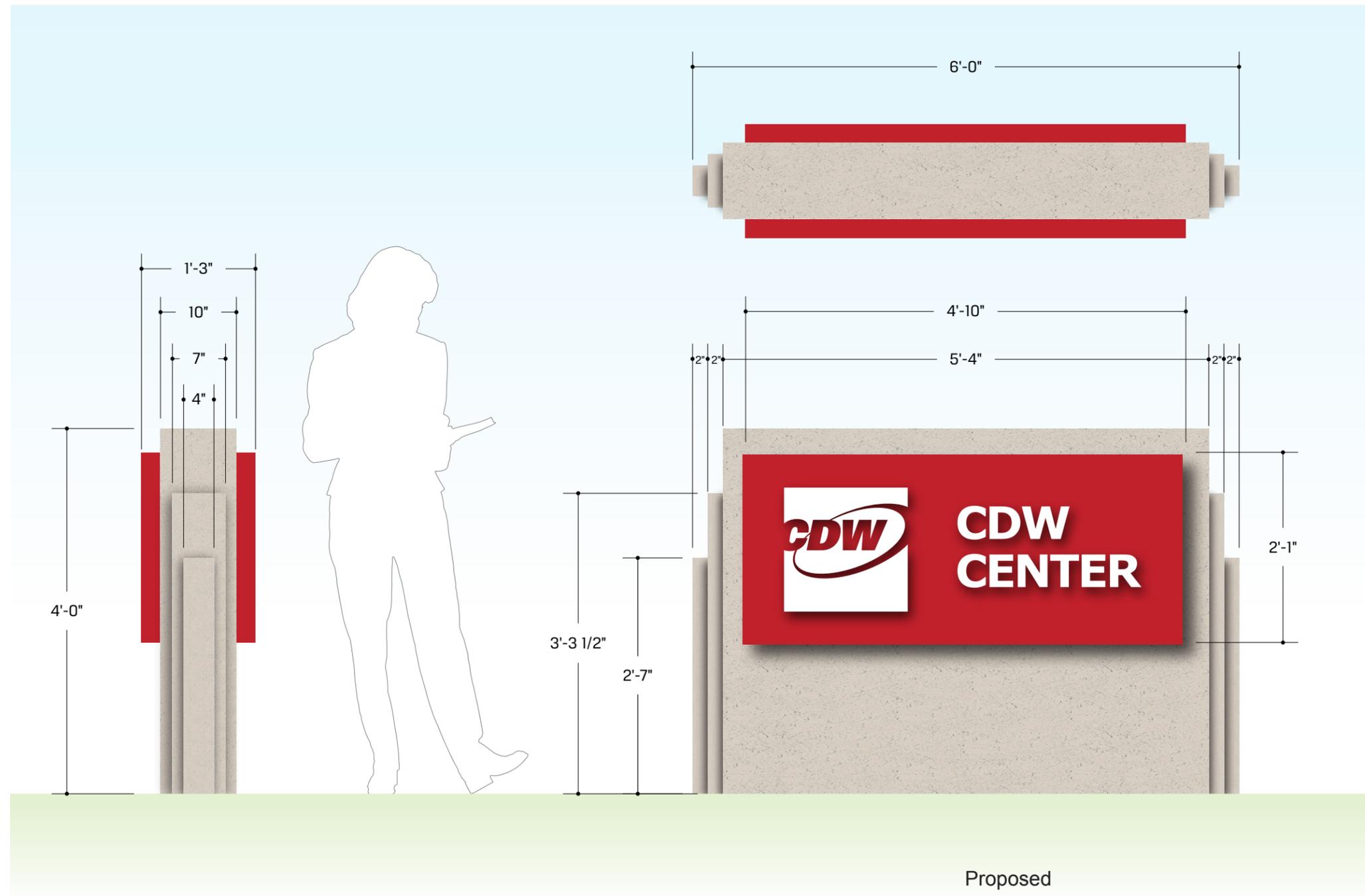
Sign. Type

69595

OPP - Project - Job No.

C01

Sheet



SIGN SPECIFICATIONS

Description: Rework Existing Single sided, non-illuminated Post & Panel signs

[A] - SIGN BODY (Stays as is)

Material: Aluminum
Depth: 2.75"
Face Color: Painted to match Synthetic Plaster (PMS 7529C) - Suede Finish
Backside Color: Painted to match Synthetic Plaster (PMS 7529C) - Suede Finish
Installation: Direct Bury

[B] -New Overlay SIGN FACES

Material: 1/4" Aluminum
Face Color:Painted to match Red (Reynobond Program Red DG-80)

[C] - COPY

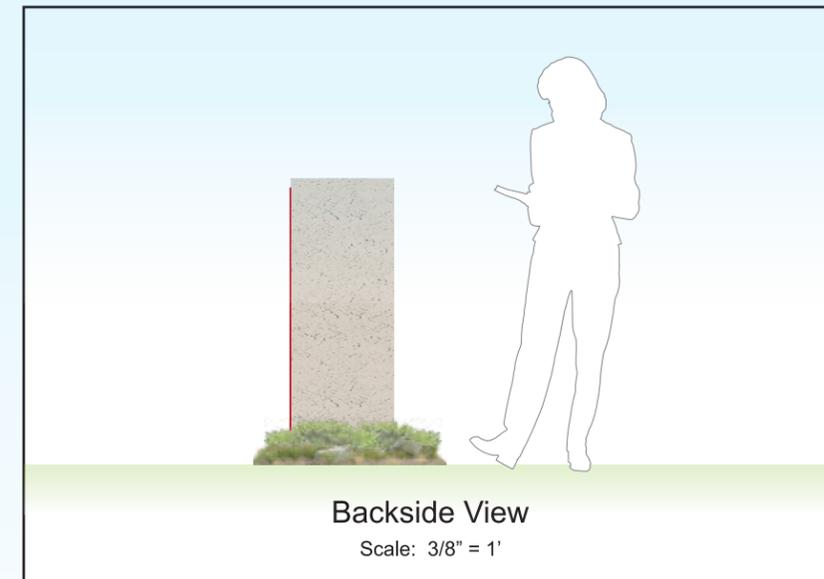
Material: Vinyl
Color: 3M Matte White 7725-20

[D] - ARROW & RULE LINE

Material: Vinyl
Color: 3M 3630 - 121 Silver Vinyl

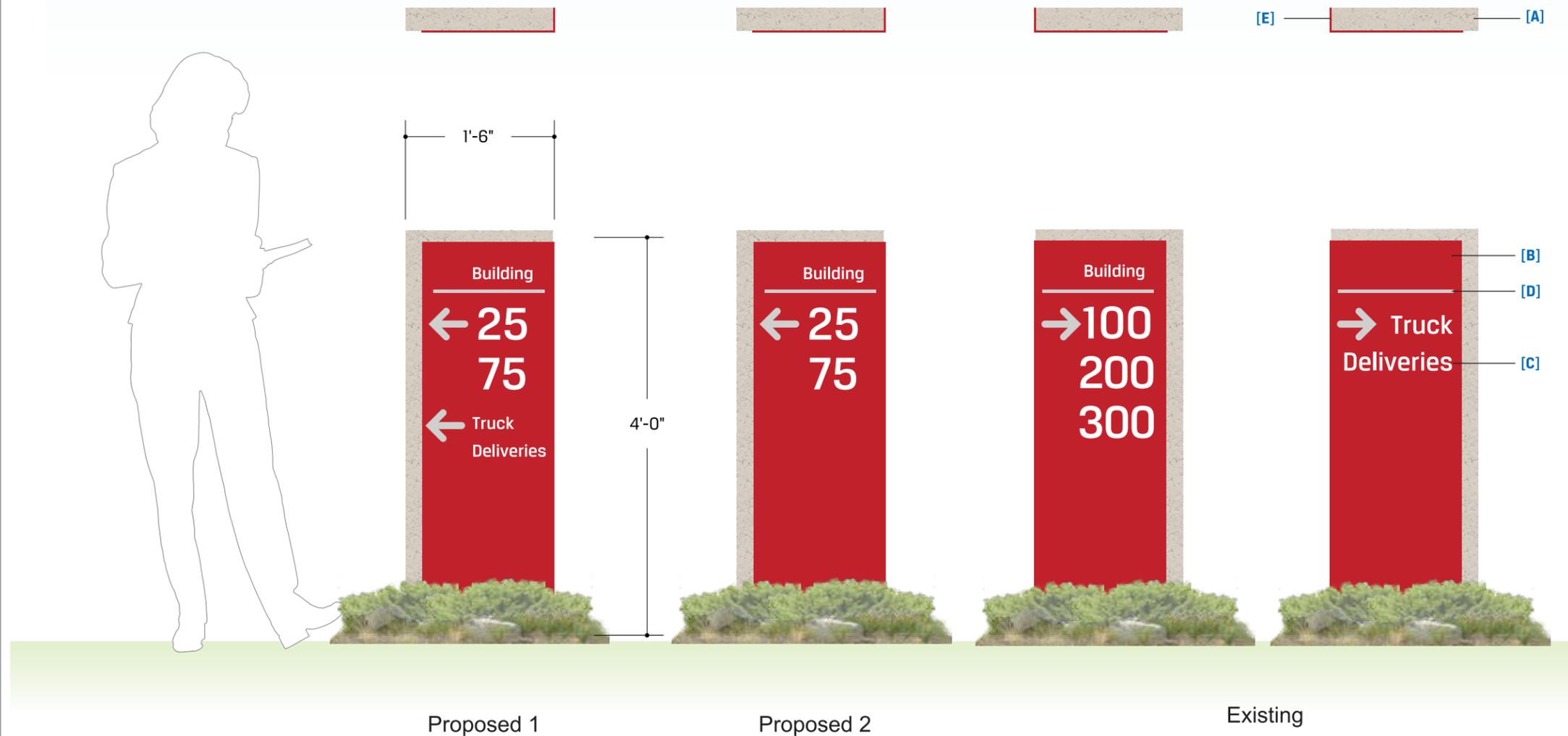
[E] - DECORATIVE EDGE

Material: 1/4" Aluminum
Face Color:Painted to match Red (Reynobond Program Red DG-80)



Backside View

Scale: 3/8" = 1'



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Project

CBRE / CDW

Lincolnshire IL

Scale: 1/4"=1'

Original Page Size: 11" x 17"

Notes

.01 Red spec glm 11/9/15

Revisions

REV	DESCRIPTION	BY	DATE
.01	Red spec	glm	11/9/15

Vector Artwork Required
Colors Required

Rep.: Katie Conroy

Drawn By: Greg Moerner Orig. Date: 10/27/15

Sign Loc. No.

RW-03

Rework Existing D/F MON

Sign. Type

69595

OPP - Project - Job No.

C02

Sheet

STATE OF ILLINOIS)
) **SS.**
COUNTY OF L A K E)

CLERK'S CERTIFICATE

I, **BARBARA MASTANDREA**, do hereby certify that I am the duly appointed and qualified Village Clerk for the Village of Lincolnshire, Lake County, Illinois.

I do further certify that the above and attached is a true and correct copy of an Ordinance entitled:

**AN ORDINANCE GRANTING SIGN VARIANCES
FROM TITLE 12 OF THE VILLAGE CODE
FOR GA TRI-STATE OFFICE PARK, L.L.C.
(Tri-State International Office Park)**

I do further certify that the aforesaid Ordinance was entrusted to my care and custody, that the same is duly spread upon the record of proceedings of said Village, and that I am the custodian of all Village records, including the journal of proceedings, ordinances, and resolutions of said Village.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of November, 2013.



Village Clerk
Village of Lincolnshire
Lake County

**Prepared by and Mail to:
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069**

VILLAGE OF LINCOLNSHIRE
LAKE COUNTY, ILLINOIS

ORDINANCE NO. 13-3298-24

AN ORDINANCE GRANTING SIGN VARIANCES
FROM TITLE 12 OF THE VILLAGE CODE
FOR GA TRI-STATE OFFICE PARK, L.L.C.
(Tri-State International Office Park)

WHEREAS, application has been made by Colliers International, as authorized by GA Tri-State Office Park, L.L.C., a Delaware limited liability company (collectively, the "Petitioner"), for approval of variations from: Section 12-9-1-A-1, *Ground Signs*, to increase the area of a Tollway identification sign to 375 square feet, rather than the code-permitted 75 square foot sign area; increase the height of a Tollway identification sign to 30 feet, rather than the code-permitted 7.5 foot sign height; and increase the length of a Tollway identification sign to 12.5 feet, rather than the code-permitted 10 foot sign length; Section 12-9-1-A-12, *Ground Signs*, to increase the number of tenant panels to 5 for the Tollway sign, rather than the code-permitted 4 tenant panels per sign, and reduce the setback of an Entry sign from the edge of pavement, at the nearest point, to 7'4", rather than the code-required 15' minimum setback; Section 12-9-1-G-1, *Ground Signs*, to increase the area of directional signs to 6 square feet, rather than the code-permitted maximum of 4 square feet; Section 12-8-1-E-1, *Landscaping*, to reduce the landscaping area of a Tollway identification sign to 170 square feet, rather than the code-required 750 square feet; Section 12-8-1-H-2, *Items of Information*, to permit the display of a leasing phone number on the Tollway sign, which is not permitted by Code; Section 12-8-1-H-5, *Items of Information*, to increase the number of items of information to 8 for the Tollway sign, rather than the Code-permitted 4 items of

information per multi-tenant ground sign (collectively, the "Variances"), to permit the installation of new monument identification and directional signs for the Tri-State International Office Park on property commonly known as 25, 75, 100, 200 and 300 Tri-State International, Lincolnshire, Illinois (the "Subject Property"); and

WHEREAS, a public hearing was duly advertised on August 29, 2013 in the Lincolnshire Review and was convened by the Architectural Review Board on September 17, 2013, and continued to and ultimately adjourned on October 16, 2013, on which date the Architectural Review Board voted in favor of recommending approval of the Petitioner's application for all Variances except Variance to Section 12-8-1-H-2 for the display of a phone number on the Tollway sign; and

WHEREAS, the Architectural Review Board has heretofore submitted to the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, its findings of fact and recommendations related thereto, including that the Variances satisfy the standards to qualify for a sign variance set forth in Section 12-17-1 of the Village Code, attached hereto as **Exhibit C**;

WHEREAS, the Corporate Authorities of the Village of Lincolnshire, Lake County, Illinois, have duly considered said finding and recommendations of said Architectural Review Board; and

WHEREAS, the Corporate Authorities find that the Petitioner's application for a variance from Section 12-8-1-H-2, *Items of Information*, to permit the display of a leasing phone number on the Tollway sign satisfies the standards to qualify for a sign variance set forth in Section 12-17-1 of the Village Code.

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 authority, as follows:

SECTION 1: The findings and recommendations 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 findings and recommendations are made the references of the Mayor and Board of Trustees of the Village of Lincolnshire. In addition, the Petitioners findings of fact related to the application for a variance from Section 12-8-1-H-2, *Items of Information*, to permit the display of a leasing phone number on the Tollway sign, are hereby adopted as the findings of this Board to the same effect as if fully recited herein at length.

The Mayor and Board of Trustees hereby further find and declare that the property is a unique development within the Village insofar as it is the sole property within the community characterized as having multiple buildings under single ownership and leasing management and fronting on an Interstate expressway, and, as a result of such characteristics, its special contributions to the Village make it uniquely eligible for special relief from the strict application of the Sign Code, including the opportunity to use the Tollway identification sign to advertise the leasing phone number for the property.

SECTION 2: That the property which is the subject of this Ordinance is legally described as set forth in **Exhibit A**, attached hereto and incorporated as though fully set forth herein.

SECTION 3: Subject to the conditions described in Section 4 below, variations from: Section 12-9-1-A-1, *Ground Signs*, to increase the area of a Tollway identification sign to 375 square feet, rather than the code-permitted 75 square foot sign area, increase the height of a Tollway identification sign to 30 feet, rather than the code-permitted 7.5 foot sign height, and increase the length of a Tollway identification sign to 12.5 feet, rather than the code-permitted 10 foot sign length; Section 12-9-1-A-12, *Ground Signs*, to increase the number of tenant panels to 5 for the Tollway sign, rather than the code-permitted 4 tenant panels per sign, and reduce the setback of an Entry sign from the edge of pavement, at the nearest point, to 7'4", rather than the code-required 15' minimum setback; Section 12-9-1-G-1, *Ground Signs*, to increase the area of directional signs to 6 square feet, rather than the code-permitted maximum of 4 square feet; Section 12-8-1-E-1, *Landscaping*, to reduce the landscaping area of a Tollway identification sign to 170 square feet, rather than the code-required 750 square feet; Section 12-8-1-H-2, *Items of Information*, to permit the display of a leasing phone number on the Tollway sign, which is not permitted by Code; Section 12-8-1-H-5, *Items of Information*, to increase the number of items of information to 8 for the Tollway sign, rather than the Code-permitted 4 items of information per multi-tenant ground sign, are hereby granted and issued to the Subject Property at 25, 75, 100, 200 and 300 Tri-State International, Lincolnshire, Illinois, as herein more specifically described and as depicted on the sign plans attached hereto in **Exhibit B**, for the purpose of permitting the installation of new monument identification and directional signs for the Tri-State International Office Park.

SECTION 4:

4.1 The variance from Section 12-8-1-H-2, *Items of Information*, to permit the display of a leasing phone number on the Tollway sign, shall be suspended for any period of time when the occupancy rate of the gross leasable area of the Property is equal to or greater than 95%. When this condition is triggered, the sign panel normally used for the leasing phone number shall be removed and replaced with a panel matching the appearance of the sign face.

4.2 The following exhibits shall be attached to and made a part of this Ordinance and, except as expressly modified by this Ordinance, all covenants, standards, requirements, designs or specifications in such exhibits shall be binding on the Petitioner:

A. Cover letter, prepared by Kelly Morrissey, Colliers International, on behalf of the Petitioner, attached hereto in **Exhibit B**, and.

B. Presentation Packet, prepared by Poblocki Sign Company, date stamp received October 21, 2013 and November 5, 2013, attached hereto in **Exhibit B**.

Provided, however, in the event the Petitioner, or its successor and assigns, elects to maintain the signs described herein in a manner providing for the same intensity, scale and purposes approved by this Ordinance, any future sign face changes (other than like-kind changes to sign panels) may be made only with the recommendation of the Architectural Review Board and approval of the Village Board. The decision whether future modifications preserve or expand the intensity, scale and purposes for which the approved signs are used, and whether a proposal is a like-kind change to a sign panel, shall be made in the sole discretion of the Director of Community Development.

SECTION 5. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent that there might be any conflict. Except for the foregoing limitation, the development of the Subject Property is subject to all terms and conditions of applicable ordinances and regulations of the Village of Lincolnshire.

SECTION 6: Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Lincolnshire, its officials, agents or employees.

SECTION 7: The premises shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other laws or regulations.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. Provided, however, that this Ordinance shall not take effect until a true and correct copy of this Ordinance is executed by the Petitioner or such other parties in interest consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance.

Such execution shall take place within sixty (60) days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Corporate Authorities by motion.

PASSED this 11th day of November, 2013, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

AYES: Feldman, Grujanac, McDonough, Servi

NAYS: None

ABSTAIN: None

ABSENT: Brandt, McAllister

APPROVED this 11th day of November, 2013

Brett Blomberg
Brett Blomberg, Mayor

ATTEST:

Barbara Mastandrea
Barbara Mastandrea, Village Clerk
2013.

Published by me in pamphlet form

this 11th day of November, 2013

ACKNOWLEDGED and ACCEPTED

this 2ND day of DECEMBER, 2013.

GA TRI-STATE OFFICE PARK, L.L.C,
a Delaware limited liability company

By: David Straka

Its: SENIOR ASSET MANAGER

ACKNOWLEDGED and ACCEPTED

this 2ND day of DECEMBER, 2013.

COLLIERS INTERNATIONAL

By: Kelley G. Morrison

Its: PROPERTY MANAGER

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOT 16, SUTTON PLACE, AND LOTS 3 AND 4, PHASE II TRI-STATE INTERNATIONAL OFFICE CENTER SUBDIVISION, VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 33 DEGREES 16 MINUTES 46 SECONDS EAST, 88.71 FEET; THENCE SOUTH 30 DEGREES 47 MINUTES 11 SECONDS EAST, 1,527.26 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 39 SECONDS WEST; 39.49 FEET; THENCE NORTH 33 DEGREES 35 MINUTES 20 SECONDS WEST, 208.45 FEET; THENCE NORTH 65 DEGREES 40 MINUTES 12 SECONDS WEST, 212.45 FEET; THENCE SOUTH 84 DEGREES 29 MINUTES 47 SECONDS WEST, 274.04 FEET; THENCE NORTH 71 DEGREES 48 MINUTES 57 SECONDS WEST, 367.48 FEET; THENCE NORTH 46 DEGREES 25 MINUTES 46 SECONDS WEST, 198.46 FEET; THENCE NORTH 23 DEGREES 45 MINUTES 46 SECONDS WEST, 199.00 FEET; THENCE NORTH 13 DEGREES 40 MINUTES 54 SECONDS WEST, 359.71 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 50 SECONDS WEST, 166.75 FEET; THENCE NORTH 51 DEGREES 53 MINUTES 44 SECONDS WEST, 442.60 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 45 SECONDS WEST, 50.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 15 SECONDS WEST, 100.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 45 SECONDS WEST, 159.66 FEET; THENCE NORTH 45 DEGREES 23 MINUTES 04 SECONDS WEST, 49.20 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST, 530.88 FEET; THENCE NORTH 62 DEGREES 21 MINUTES 56 SECONDS EAST, 191.03 FEET; THENCE NORTH 23 DEGREES 08 MINUTES 01 SECONDS WEST, 499.08 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 52 SECONDS EAST, 68.71 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 34 SECONDS EAST, 418.11 FEET; THENCE SOUTH 52 DEGREES 35 MINUTES 49 SECONDS EAST, 779.20 FEET; THENCE SOUTH 33 DEGREES 16 MINUTES 45 SECONDS EAST, 480.38 FEET TO THE POINT OF BEGINNING.

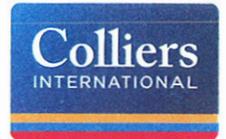
P.I.N.s: 15-24-209-018, 15-13-403-017 and 16-19-101-039

EXHIBIT B

APPROVED SIGN PLANS

EXHIBIT C

FINDINGS FOR SIGN VARIATIONS



October 18, 2013

Mr. Brett Blomberg, Mayor
and Village Board of Trustees
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069



Re: Ground Sign Package - Approval
- **Tri-State International Office Center**
- **Lincolnshire, IL 60069**

Dear Mayor Blomberg and Village Board of Trustees:

This letter shall serve as an overview on behalf of Tri-State's new Ownership (Principal Real Estate Investors d/b/a GA Tri-State Office Park, LLC) and Colliers International (Management & Leasing Agents on behalf of Ownership) regarding the installation and replacement of ground signage at the Tri-State International Office Center. Our original submittal package provided to the Village's Architectural Review Board on 9/17/13 addressed a total of six (6) ground signs. One (1) ground sign along the Tollway; four (4) directional signs, all of which are existing and one (1) new ground "gateway" sign (Intersection of Westminster/Tri-State). We also provided responses to the various sign variations related to the ground signage (please see attached).

The proposed location and information of the new "gateway" ground sign had residents of the HOA concerned. At the conclusion of the 9/17/13; Members of the ARB asked that we work with our neighbors to come to an agreeable solution with regards to the new "gateway" ground sign. On 9/26/13; Team Tri-State and the HOA met and came up with a viable solution that was agreed upon by both parties. The new location is currently staked.

At the 10/16/13; we received the Architectural Review Board's recommendation on all ground signage variances with the exception of Section 12-8-1-H-2. We are still seeking a Variance to Section 12-8-1-H-2 pertaining to the Tollway sign, Items of Information, to permit the display of phone number. **Our response to the variation is that:** Phone numbers on commercial development sites have become an industry standard and a practice that our competitive set engages in. It is a great business strategy to be able to be reached by phone with today's technology in such competitive industry. Please also note that we are still requesting all other variations for the Tollway and directional signs.

Thank you for your time and consideration and we look forward to your approval to move forward with the production of our six (6) ground signs. Tri-State International Office Center's competitive set along the Tollway and in Bannockburn with the installation of their new signage continues to hurt our efforts to attract new commercial businesses to the Village of Lincolnshire.



Final Submission
Sign Variation Standards
for
10/28/13 Village of Lincolnshire Board Meeting
(Please provide responses underneath each standard)

1. *The Applicant's plans are substantially consistent with the design criteria of Title 12 of the Lincolnshire Village Code.*

Response: The ground sign designs are substantially consistent with the design criteria of Title 12 of the Village of Lincolnshire code regarding sign materials, colors and illumination.

2. *The proposed exterior design features of the sign are suitable and compatible with the character of neighboring buildings and structures existing or under construction and with the character of the neighborhood and the applicable zoning district, and enhance the environment of the Village.*

Response: The proposed sign colors and materials compliment the existing buildings. In addition; the proposed signs enhance the property by increasing visibility and the ongoing effort of bringing additional tenants to the building while providing additional directional information to the shared roadway. Currently the entrance along Westminster Way is shared by a residential and commercial property.

3. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

Response: These signs will enhance visibility of the complex and improve the overall curb appeal; while attracting new tenants and helping their clients to find the correct location for their businesses. Variations include:

1. Variance to Section 12-9-1-A-1, Ground Signs, to increase the area of a Tollway identification sign to 375 square feet, rather than the code-permitted 75 square foot sign area.
2. Variance to Section 12-9-1-A-1, Ground Signs, to increase the height of a Tollway identification sign to 30 feet, rather than the code-permitted 7.5 foot sign height.
3. Variance to Section 12-9-1-A-1, Ground Signs, to increase the length of a Tollway identification sign to 12.5 feet, rather than the code-permitted 10 foot sign length.
4. Variance to Section 12-9-1-A-12, Ground Signs, to increase the number of tenant panels to 5 for the Tollway sign, rather than the code-permitted 4 tenant panels per sign.

5. Variance to Section 12-9-1-A-12, Ground Signs, to reduce the setback of an Entry sign from the edge of pavement, at the nearest point, to 7'4", rather than the code-required 15 feet minimum setback.
6. Variance to Section 12-9-1-G-1, Ground Signs, to increase the area of directional signs to 6 square feet, rather than the code-permitted maximum of 4 square feet.
7. Variance to Section 12-8-1-E-1, Landscaping, to reduce the landscaping area of a Tollway identification sign to 170 square feet, rather than the code-required 750 square feet.
8. Variance to Section 12-8-1-H-2, Items of Information, to permit the display of a phone number on the Tollway and Entry signs. ***Please note with the recent redesign and location of Entry sign the phone number variation no longer applies to the Entry sign***, which is not permitted by Code.
9. Variance to Section 12-8-1-H-5, Items of Information, to increase the number of items of information to 8 for the Tollway and Entry signs, rather than the code-permitted 4 items of information per multi-tenant ground sign. ***Please note with the recent redesign and of Entry sign the "number of items for information" variation no longer applies to the Entry sign.***

4. *The exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.*

Response: The exterior design compliments the existing property and does not cause depreciation but increases visibility of the complex, thereby separating it from the adjacent residential development.

5. *The alleged difficulty or hardship is caused by Title 12 of the Lincolnshire Village Code and has not been created by any persons presently having an interest in the property.*

1. Variance to Section 12-9-1-A-1, Ground Signs, to increase the area of a Tollway identification sign to 375 square feet, rather than the code-permitted 75 square foot sign area.

Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility during the months of April through the end of October. Along with the changes in the economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.

2. Variance to Section 12-9-1-A-1, Ground Signs, to increase the height of a Tollway identification sign to 30 feet, rather than the code-permitted 7.5 foot sign height.

Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility during the months of April through the end of October. Along with the changes in the

economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.

3. Variance to Section 12-9-1-A-1, Ground Signs, to increase the length of a Tollway identification sign to 12.5 feet, rather than the code-permitted 10 foot sign length.
Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility during the months of April through the end of October. Along with the changes in the economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.
4. Variance to Section 12-9-1-A-12, Ground Signs, to increase the number of tenant panels to 5 for the Tollway sign, rather than the code-permitted 4 tenant panels per sign.
Response: The request for five (5) tenant panels for the sign along the Tollway will enable one large prominent business partner from each building to be identified. In order to increase leasing and occupancy at the facility with the ability to offer signage is very important to ownership and prospective tenants.
5. Variance to Section 12-9-1-A-12, Ground Signs, to reduce the setback of an Entry sign from the edge of pavement, at the nearest point, to 7'4", rather than the code-required 15 feet minimum setback.
Response: This request is due to limited pavement area along the roadways; as well as, the size of the existing landscaping beds.
6. Variance to Section 12-9-1-G-1, Ground Signs, to increase the area of directional signs to 6 square feet, rather than the code-permitted maximum of 4 square feet.
Response: This request is to keep all the signage in-line (build a brand identifier) and due to sign placement and current vegetation the need for increased height will provide better visibility and clearer direction to one of the five buildings.
7. Variance to Section 12-8-1-E-1, Landscaping, to reduce the landscaping area of a Tollway identification sign to 170 square feet, rather than the code-required 750 square feet.
Response: The allowable area is being properly planted and is restricted by the current curb outline of the parking lot per the existing landscaping bed.

8. Variance to Section 12-8-1-H-2, Items of Information, to permit the display of a phone number on the Tollway and Entry signs, which is not permitted by Code.

Response: Phone numbers on commercial development sites have become and industry standard and a practice that our competitive set engages in. It is a great business strategy to be able to be reached by phone with today's technology in such a competitive industry. ***Please note with the recent redesign and location of Entry sign the phone number variation no longer applies to the Entry sign.***

9. Variance to Section 12-8-1-H-5, Items of Information, to increase the number of items of information to 8 for the Tollway and Entry signs, rather than the code-permitted 4 items of information per multi-tenant ground sign.

Response: This request is to keep all the signage in-line (build a brand identifier); as well as, providing better visibility and clearer direction to one of the five (5) buildings. ***Please note with the recent redesign and of Entry sign the "number of items for information" variation no longer applies to the Entry sign.***

6. *The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.*

Response: Tri-State International is the only property with Tollway visibility and is a recognized Lincolnshire commercial development known throughout Lake County and which continues to attract high level decision makers that reside in the geographical area.

1. Variance to Section 12-9-1-A-1, Ground Signs, to increase the area of a Tollway identification sign to 375 square feet, rather than the code-permitted 75 square foot sign area.

Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility (ie: April through the end of October). Along with the changes in the economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.

2. Variance to Section 12-9-1-A-1, Ground Signs, to increase the height of a Tollway identification sign to 30 feet, rather than the code-permitted 7.5 foot sign height.

Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility during the

months of April through the end of October. Along with the changes in the economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.

3. Variance to Section 12-9-1-A-1, Ground Signs, to increase the length of a Tollway identification sign to 12.5 feet, rather than the code-permitted 10 foot sign length.
Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility during the months of April through the end of October.
Along with the changes in the economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.
4. Variance to Section 12-9-1-A-12, Ground Signs, to increase the number of tenant panels to 5 for the Tollway sign, rather than the code-permitted 4 tenant panels per sign.
Response: The request for five (5) tenant panels for the sign along the Tollway will enable one large prominent business partner from each building to be identified. In order to increase leasing at the facility the ability to offer current and/or potential tenant(s) signage is very important to ownership and prospective tenants.
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Response: This request is due to limited pavement area along the roadways; as well as, the size of the existing landscaping beds.
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Response: This request is to keep all the signage in-line (build a brand) and due to sign placement and current vegetation the need for increased height will be a better identifier and clearly visible.
7. Variance to Section 12-8-1-E-1, Landscaping, to reduce the landscaping area of a Tollway identification sign to 170 square feet, rather than the code-required 750 square feet.
Response: The allowable area is being properly planted and is restricted by the current curb outline of the parking lot per the existing landscaping bed.
8. Variance to Section 12-8-1-H-2, Items of Information, to permit the display of a phone number on the Tollway and Entry signs, which is not permitted by Code.

Response: Phone numbers on commercial development sites have become and industry standard and a practice that our competitive set engages in. It is a great business strategy to be able to be reached by phone with today's technology in such a competitive industry. ***Please note with the recent redesign and location of Entry sign the phone number variation no longer applies to the Entry sign.***

9. Variance to Section 12-8-1-H-5, Items of Information, to increase the number of items of information to 8 for the Tollway and Entry signs, rather than the code-permitted 4 items of information per multi-tenant ground sign.

Response: This request is to keep all signage in-line (build a brand identifier); as well as, providing better visibility and clearer direction to one of the five (5) buildings. ***Please note with the recent redesign and of Entry sign the "number of items for information" variation no longer applies to the Entry sign.***

Original Submission
Sign Variation Standards for 9/17/13 ARB Meeting
(Please provide responses underneath each standard)

1. *The Applicant's plans are substantially consistent with the design criteria of Title 12 of the Lincolnshire Village Code.*

Response: The ground sign designs are substantially consistent with the design criteria of Title 12 of the Village of Lincolnshire code regarding sign materials, colors and illumination.

2. *The proposed exterior design features of the sign are suitable and compatible with the character of neighboring buildings and structures existing or under construction and with the character of the neighborhood and the applicable zoning district, and enhance the environment of the Village.*

Response: The proposed sign colors and materials compliment the existing buildings. In addition; the proposed signs enhance the property by increasing visibility and the ongoing effort of bringing additional tenants to the building while providing additional directional information to the shared roadway. Currently the entrance along Westminster Way is shared by a residential and commercial property.

3. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

Response: These signs will enhance visibility of the complex and improve the overall curb appeal; while attracting new tenants and helping their clients to find the correct location for their businesses. Variations include:

1. Variance to Section 12-9-1-A-1, Ground Signs, to increase the area of a Tollway identification sign to 375 square feet, rather than the code-permitted 75 square foot sign area.
2. Variance to Section 12-9-1-A-1, Ground Signs, to increase the height of a Tollway identification sign to 30 feet, rather than the code-permitted 7.5 foot sign height.
3. Variance to Section 12-9-1-A-1, Ground Signs, to increase the length of a Tollway identification sign to 12.5 feet, rather than the code-permitted 10 foot sign length.
4. Variance to Section 12-9-1-A-12, Ground Signs, to increase the number of tenant panels to 5 for the Tollway sign, rather than the code-permitted 4 tenant panels per sign.
5. Variance to Section 12-9-1-A-12, Ground Signs, to reduce the setback of an Entry sign from the edge of pavement, at the nearest point, to 6 feet, rather than the code-required 15 feet minimum setback.

6. Variance to Section 12-9-1-G-1, Ground Signs, to increase the area of directional signs to 6 square feet, rather than the code-permitted maximum of 4 square feet.
 7. Variance to Section 12-8-1-E-1, Landscaping, to reduce the landscaping area of a Tollway identification sign to 170 square feet, rather than the code-required 750 square feet.
 8. Variance to Section 12-8-1-H-2, Items of Information, to permit the display of a phone number on the Tollway and Entry signs, which is not permitted by Code.
 9. Variance to Section 12-8-1-H-5, Items of Information, to increase the number of items of information to 8 for the Tollway and Entry signs, rather than the code-permitted 4 items of information per multi-tenant ground sign.
4. *The exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.*

Response: The exterior design compliments the existing property and does not cause depreciation but increases visibility of the complex, thereby separating it from the adjacent residential development.

5. *The alleged difficulty or hardship is caused by Title 12 of the Lincolnshire Village Code and has not been created by any persons presently having an interest in the property.*

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Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility during the months of April through the end of October. Along with the changes in the economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.

2. Variance to Section 12-9-1-A-1, Ground Signs, to increase the height of a Tollway identification sign to 30 feet, rather than the code-permitted 7.5 foot sign height.

Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility during the months of April through the end of October. Along with the changes in the economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.

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4. Variance to Section 12-9-1-A-12, Ground Signs, to increase the number of tenant panels to 5 for the Tollway sign, rather than the code-permitted 4 tenant panels per sign.
Response: The request for five (5) tenant panels for the sign along the Tollway will enable one large prominent business partner from each building to be identified. In order to increase leasing and occupancy at the facility with the ability to offer signage is very important to ownership and prospective tenants.
5. Variance to Section 12-9-1-A-12, Ground Signs, to reduce the setback of an Entry sign from the edge of pavement, at the nearest point, to 6 feet, rather than the code-required 15 feet minimum setback.
Response: This request is due to limited pavement area along the roadways; as well as, the size of the existing landscaping beds.
6. Variance to Section 12-9-1-G-1, Ground Signs, to increase the area of directional signs to 6 square feet, rather than the code-permitted maximum of 4 square feet.
Response: This request is to keep all the signage in-line (build a brand identifier) and due to sign placement and current vegetation the need for increased height will provide better visibility and clearer direction to one of the five buildings.
7. Variance to Section 12-8-1-E-1, Landscaping, to reduce the landscaping area of a Tollway identification sign to 170 square feet, rather than the code-required 750 square feet.
Response: The allowable area is being properly planted and is restricted by the current curb outline of the parking lot per the existing landscaping bed.
8. Variance to Section 12-8-1-H-2, Items of Information, to permit the display of a phone number on the Tollway and Entry signs, which is not permitted by Code.
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9. Variance to Section 12-8-1-H-5, Items of Information, to increase the number of items of information to 8 for the Tollway and Entry signs, rather than the code-permitted 4 items of information per multi-tenant ground sign.

Response: This request is to keep all the signage in-line (build a brand identifier); as well as, providing better visibility and clearer direction to one of the five (5) buildings.

6. *The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.*

Response: Tri-State International is the only property with Tollway visibility and is a recognized Lincolnshire commercial development known throughout Lake County and which continues to attract high level decision makers that reside in the geographical area.

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Response: The recent Tollway construction raised the elevation of the roadway by approximately 3' causing the current sign to lose visibility. In addition; maturing trees also hinder the signs current visibility (ie: April through the end of October). Along with the changes in the economy the asset has lost its identity. In order to increase leasing at the facility the ability to offer potential tenants signage is very important to ownership and prospective tenants.

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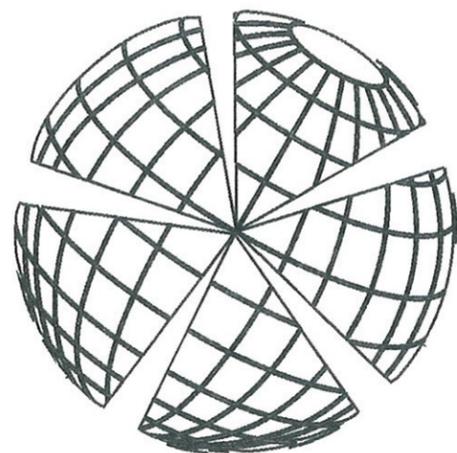
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Response: The request for five (5) tenant panels for the sign along the Tollway will enable one large prominent business partner from each building to be identified. In order to increase leasing at the facility the ability to offer current and/or potential tenant(s) signage is very important to ownership and prospective tenants.
5. Variance to Section 12-9-1-A-12, Ground Signs, to reduce the setback of an Entry sign from the edge of pavement, at the nearest point, to 6 feet, rather than the code-required 15 feet minimum setback.
Response: This request is due to limited pavement area along the roadways; as well as, the size of the existing landscaping beds.
6. Variance to Section 12-9-1-G-1, Ground Signs, to increase the area of directional signs to 6 square feet, rather than the code-permitted maximum of 4 square feet.
Response: This request is to keep all the signage in-line (build a brand) and due to sign placement and current vegetation the need for increased height will be a better identifier and clearly visible.
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Response: Phone numbers on commercial development sites have become and industry standard and a practice that our competitive set engages in. It is a great business strategy to be able to be reached by phone with today's technology in such a competitive industry.
9. Variance to Section 12-8-1-H-5, Items of Information, to increase the number of items of information to 8 for the Tollway and Entry signs, rather than the code-permitted 4 items of information per multi-tenant ground sign.
Response: This request is to keep all signage in-line (build a brand identifier); as well as, providing better visibility and clearer direction to one of the five (5) buildings.



TRI-STATE
INTERNATIONAL
OFFICE CENTER

Principal[®]

*Real Estate
Investors*

Colliers
INTERNATIONAL

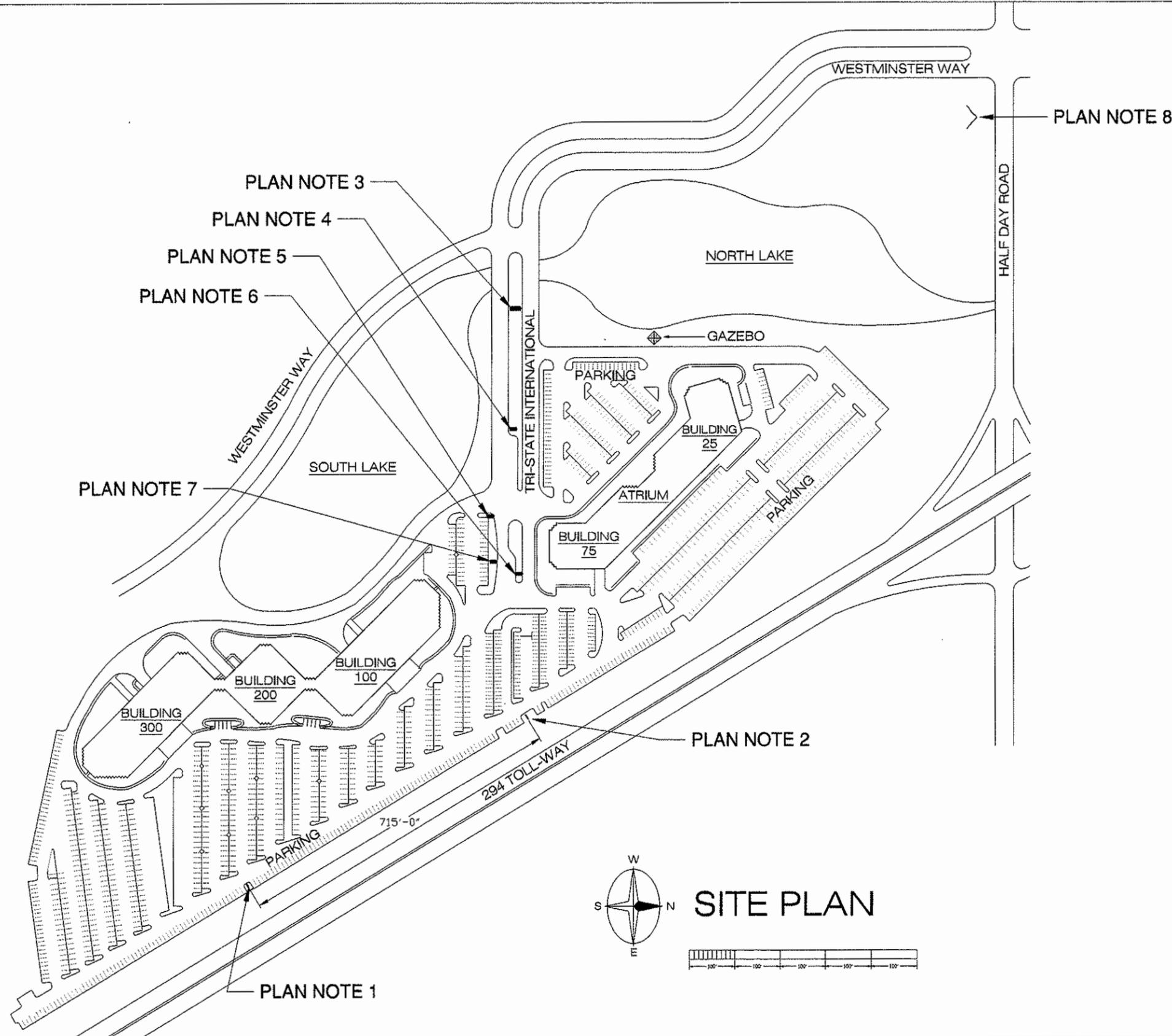


POBLOCKI
SIGN COMPANY

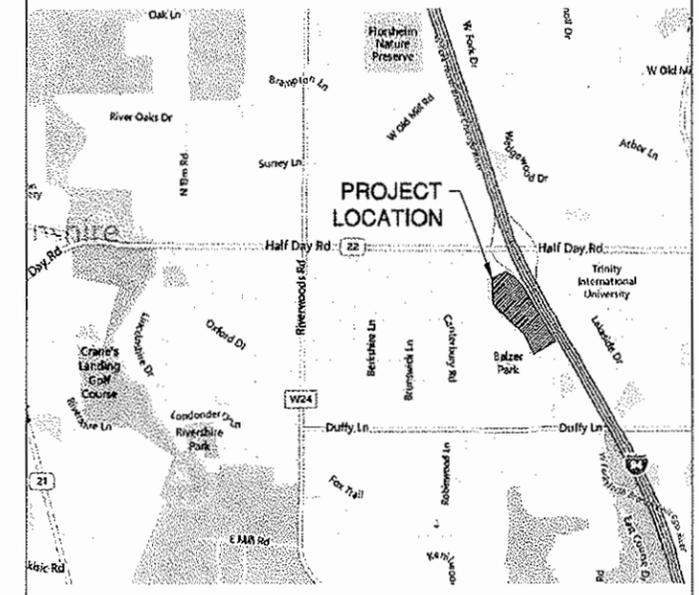
TRI-STATE INTERNATIONAL OFFICE CENTER

PLAN NOTES

1. REMOVE EXISTING (SEE PHOTO A FOR EXISTING CONDITIONS) AND INSTALL NEW MONUMENT SIGN - SEE MON-01
2. EXISTING HOMEWOOD SUITES TOLLWAY SIGN - N.I.C. - NO WORK - SEE PHOTO B.
3. NEW MAIN ENTRANCE SIGN - SEE MON-02. SEE PHOTO H FOR PROPOSED SIGN LOCATION.
4. REMOVE EXISTING (SEE PHOTO C FOR EXISTING CONDITIONS) AND INSTALL NEW BUILDING DIRECTIONAL SIGN - SEE PP-01 (BUILDING 25 /75).
5. REMOVE EXISTING (SEE PHOTO D FOR EXISTING CONDITIONS) AND INSTALL NEW BUILDING DIRECTIONAL SIGN - SEE PP-01 (BUILDING 100, 200 & 300 TRUCK DELIVERIES)
6. REMOVE EXISTING (SEE PHOTO E FOR EXISTING CONDITIONS) AND INSTALL NEW BUILDING DIRECTIONAL SIGN - SEE PP-01 (BUILDING 25 /75 TRUCK DELIVERIES)
7. REMOVE EXISTING (SEE PHOTO F FOR EXISTING CONDITIONS) AND INSTALL NEW BUILDING DIRECTIONAL SIGN - SEE PP-01 (BUILDING 100, 200 & 300)
8. EXISTING MONUMENT SIGN - N.I.C. - NO WORK - SEE PHOTO G



SITE PLAN



PROJECT LOCATION





PHOTO A

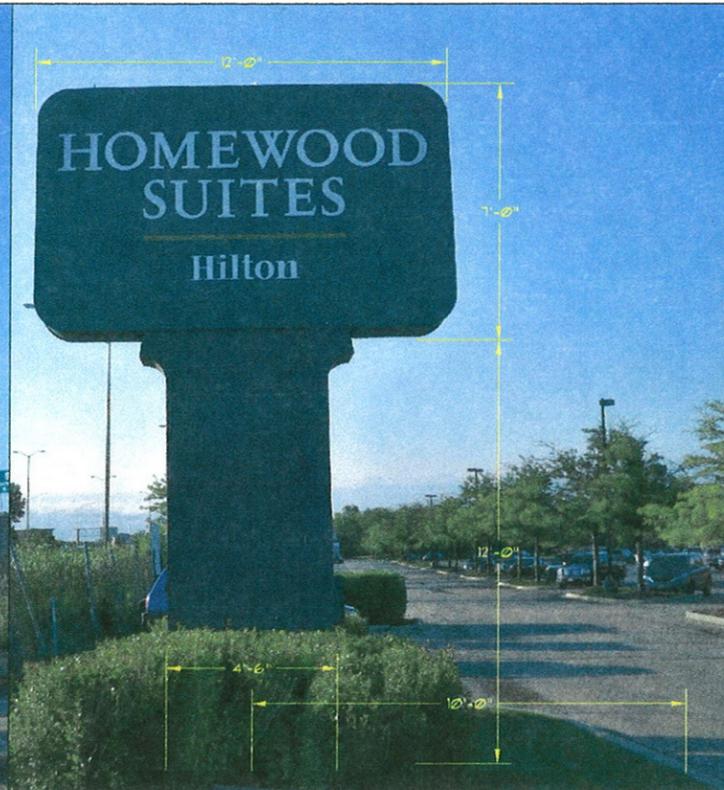


PHOTO B



PHOTO C

**TRI-STATE
INTERNATIONAL
OFFICE CENTER
EXISTING SIGNAGE**



PHOTO H

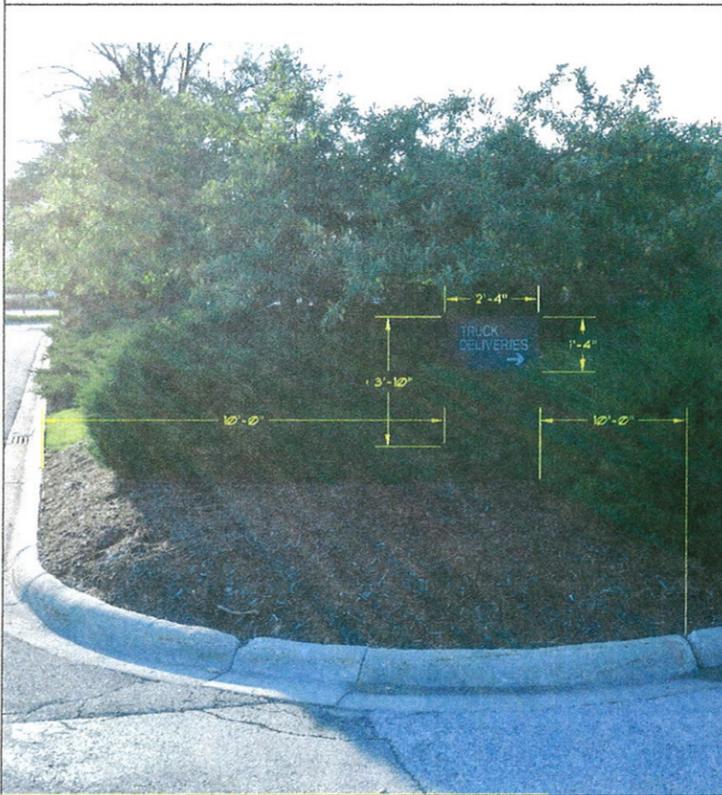


PHOTO D



PHOTO E



PHOTO F

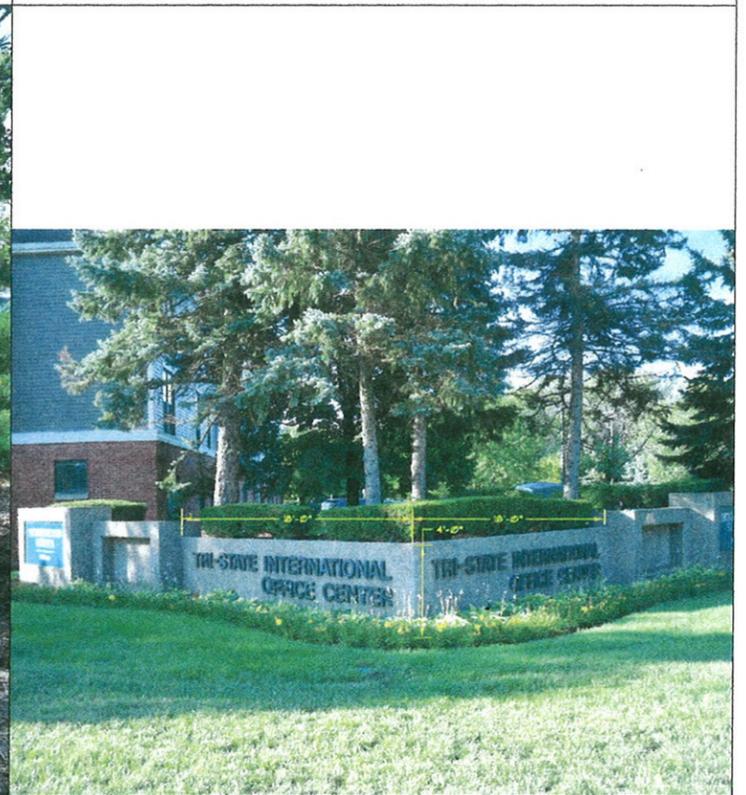


PHOTO G

SIGN SPECIFICATIONS

Description: Double sided monument sign, internally illuminated with fluorescent lamps (copy and logos only, blue background is not illuminated)

[A] - TRI-STATE OFFICE CENTER CABINET

Material: Routed 1/8" aluminum
Depth: 42.25"
Cabinet Color: Painted to match MP13999 Oh So Blue
Copy: White acrylic
Logo: 1/2" clear push thru acrylic with 1st surface applied 3630-87 Royal Blue & 3630-57 Olympic Blue films

[B] - ACCENT BARS

Material: 2" x 6" Aluminum tube
Bar Color: Painted to match 3630-57 Olympic Blue

[C] - CHANGEABLE TENANT PANELS

Material: Routed 1/8" aluminum
Copy: White acrylic
Face Color: Painted to match MP13999 Oh So Blue

[D] - OWNER / LEASE PANEL

Material: Routed 1/8" aluminum
Copy: White acrylic w/ 1st surface vinyl graphics
Face Color: Painted to match MP13999 Oh So Blue

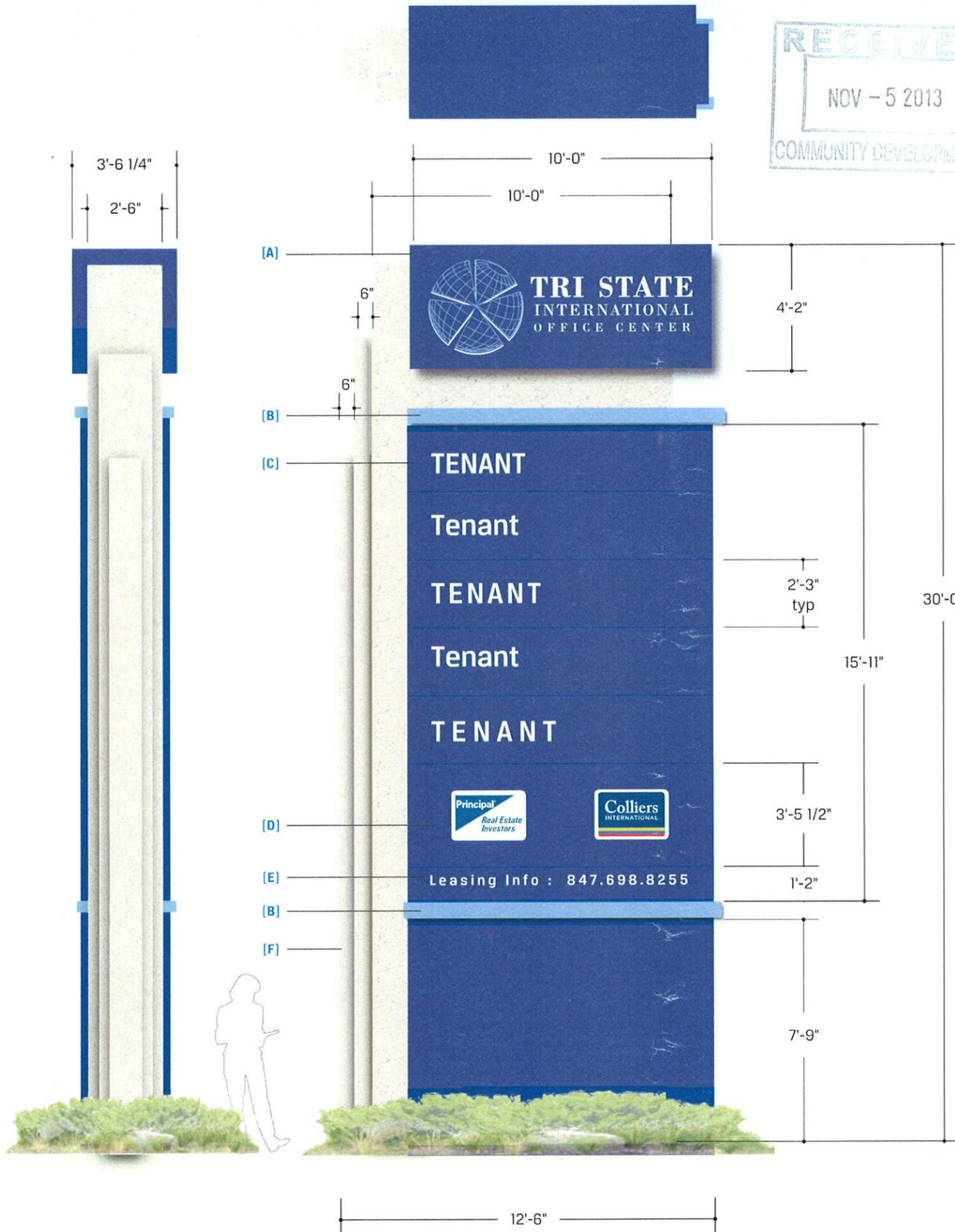
[E] - LEASING COPY (NON-LIT)

Material: Vinyl
Color: 3M White 7725-20

[F] - SIGN BODY & DECORATIVE EDGE

Material: Fabricated aluminum
Face Color: Painted to match Synthetic Plaster (PMS 7529C) - Suede Finish

Note: The leasing panel with phone number will be a removable panel which will be removed when 95% occupancy for the entire center has been reached.



Proposed



Night View



Existing

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Project

Tri-State International Office Center

Lincolnshire IL

Scale: 1/4"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	Bristol Blue	glm	4/18/13
02	Royal Blue	glm	4/22/13
03	New Logo	glm	4/26/13
04	New Logo	glm	4/29/13
05	ROUTED	glm	5/3/13
06	release	jeb	07/26/13
07	Specs	JJ	08/15/13
08	Specs	JJ	08/26/13
09	Specs / Views	JJ	09/06/13
10	Oh So Blue	JJ	10/08/13
11	Bottom panels	JJ	10/30/13

Rep.: Katie Conroy

Drawn By: Greg Moerner Orig. Date: 03/28/13

Sign Loc. No. .

MON-01

D/F Monument

Sign Type

61093

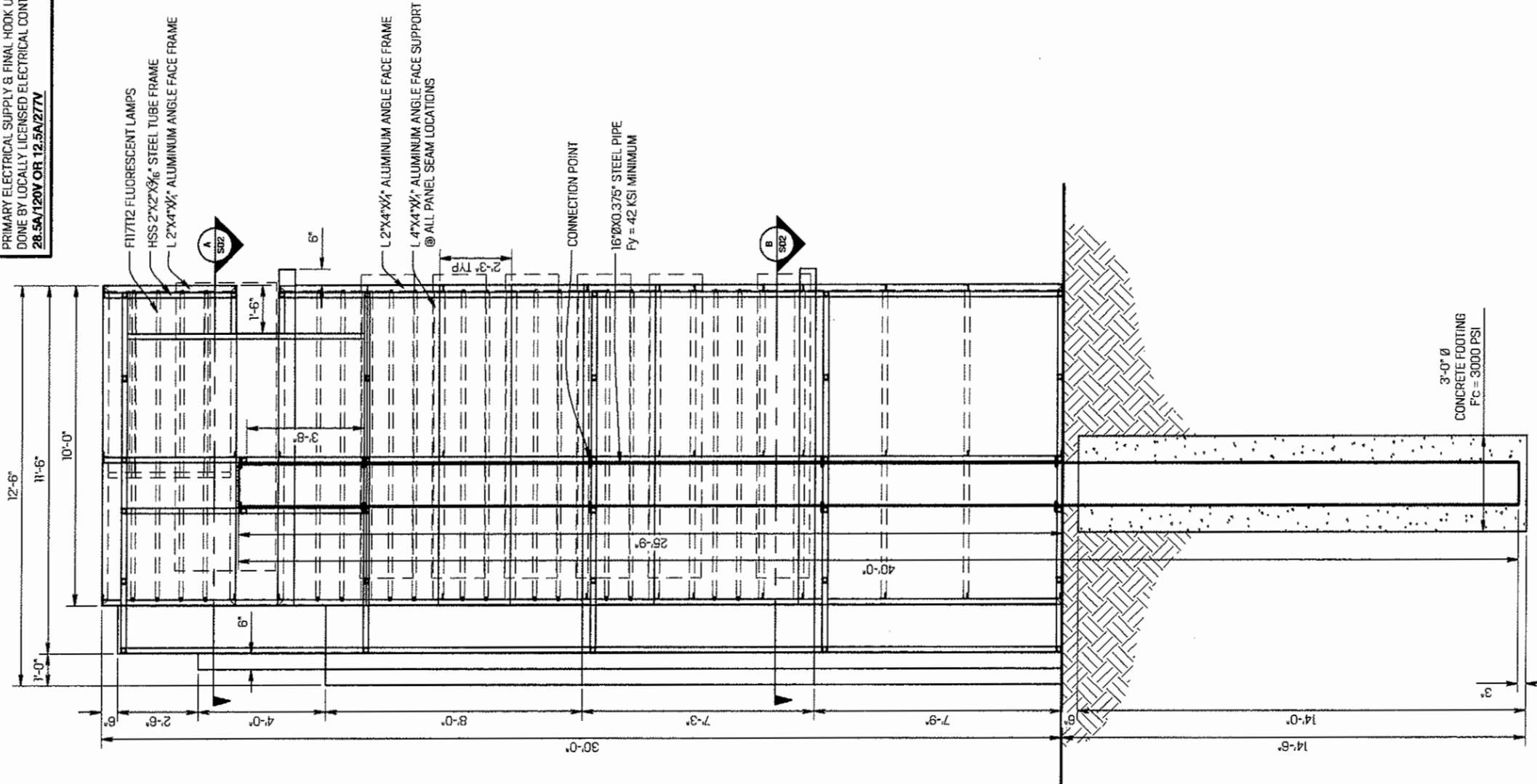
OPP - Project - Job No.

105

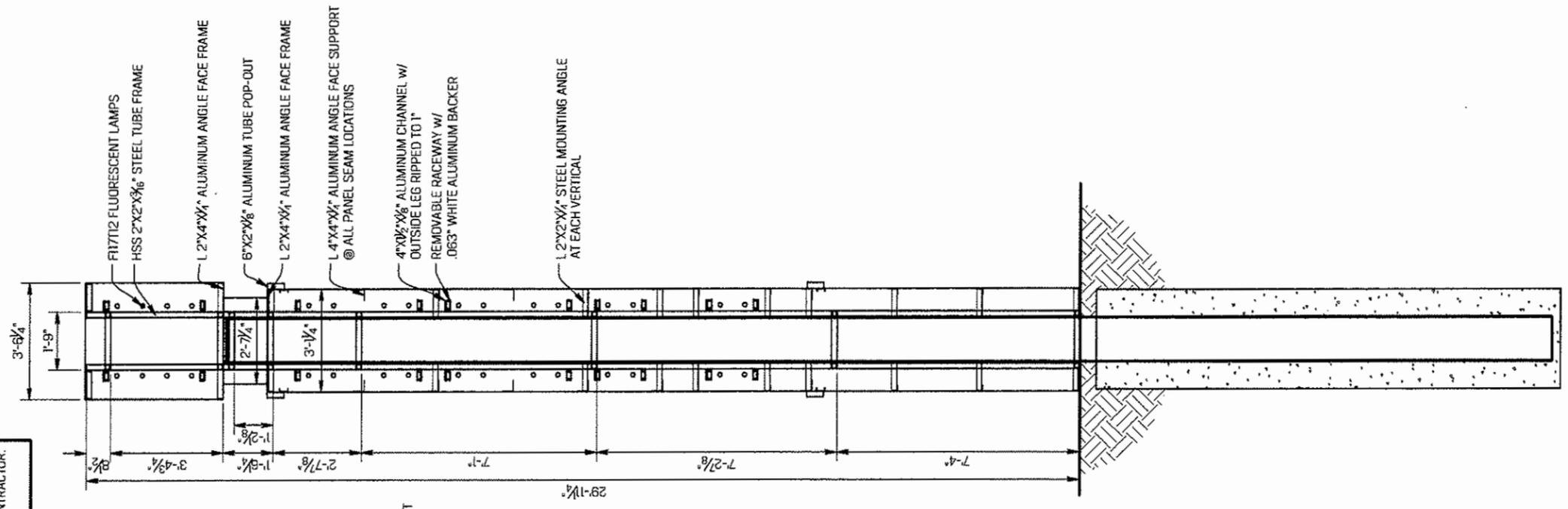
Sheet

DESIGNED PER 2009 IBC WITH
ASCE 7 WIND, 80 MPH, EXP C

*NOTE: SEE DESIGN SKETCH FOR
COLOR & COPY LAYOUTS
BOND & GROUND ACCORDING TO N.E.C. ARTICLE 600 &
U.L. 48 STANDARDS
PRIMARY ELECTRICAL SUPPLY & FINAL HOOK UP TO BE
DONE BY LOCALLY LICENSED ELECTRICAL CONTRACTOR.
28.5A/120V OR 12.5A/277V



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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Project
**TRI-STATE
INTERNATIONAL
OFFICE CENTER**

LINCOLNSHIRE, IL

Scale: **AS NOTED**
Original Page Size: 11" X 17"

- Notes**
- SHIP END PANELS LOOSE
 - INSTALL ALL POP-OUTS PRIOR TO ATTACHING END PANELS.

Revisions

REV	DESCRIPTION	BY	DATE
X	X	X	X

Rep: **KATIE CONROY** Orig Date: **7.22.13**
Drawn By: **WADE CARTER**

Sign Loc. No.
MON-01
D/F MONUMENT
Sign Type

61093 **S01**
OPP-Project-Job No. Sheet

SIGN SPECIFICATIONS

Description: Single sided, non-illuminated Post & Panel signs

[A] - SIGN BODY

Material: Aluminum

Depth: 2.75"

Face Color: Painted to match Synthetic Plaster (color TBD) - Suede Finish

Backside Color: Painted to match Synthetic Plaster (PMS 7529C) - Suede Finish

Installation: Direct Bury

[B] - SIGN FACE

Material: 1/4" Aluminum

Face Color: Painted to match MP13999 Dh So Blue

[C] - COPY

Material: Vinyl

Color: 3M Matte White 7725-20

[D] - ARROW & RULE LINE

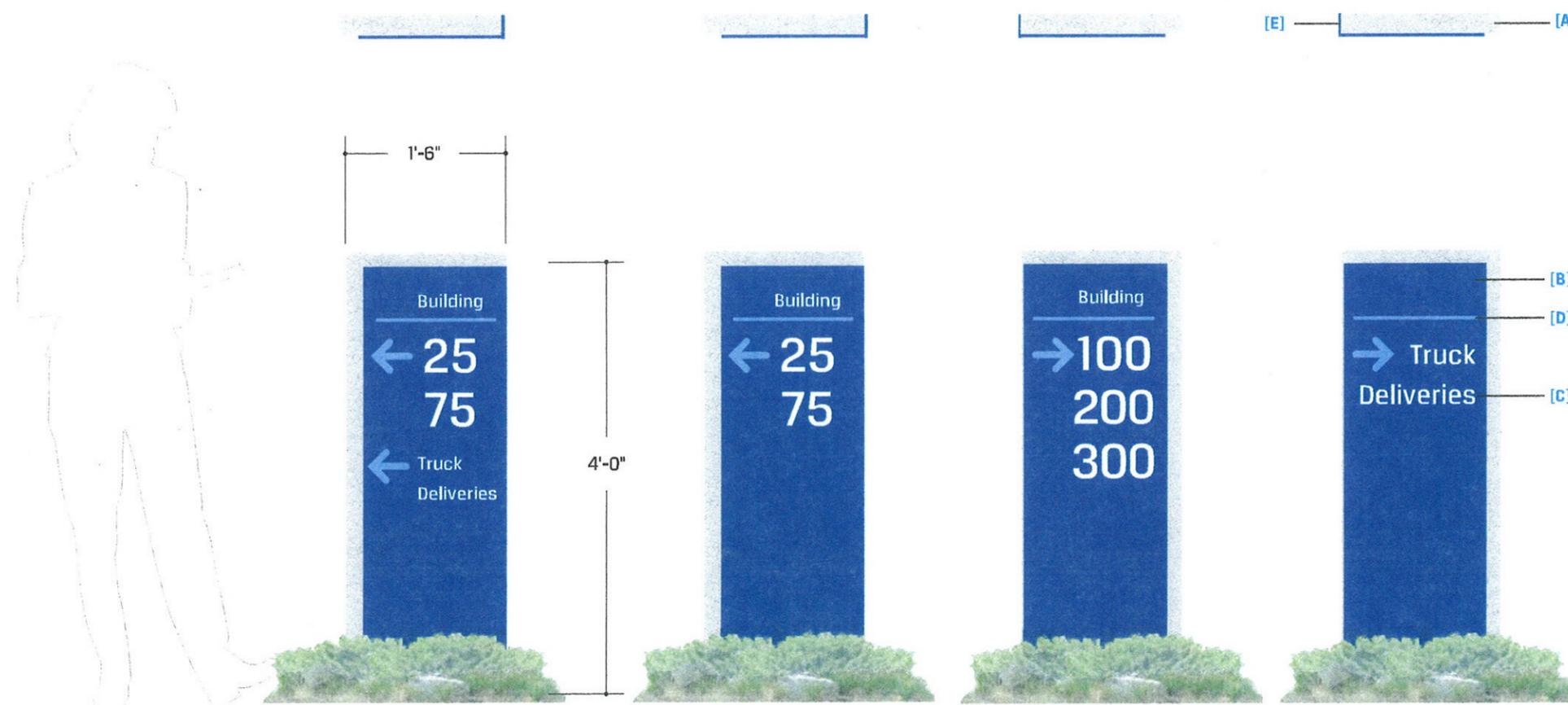
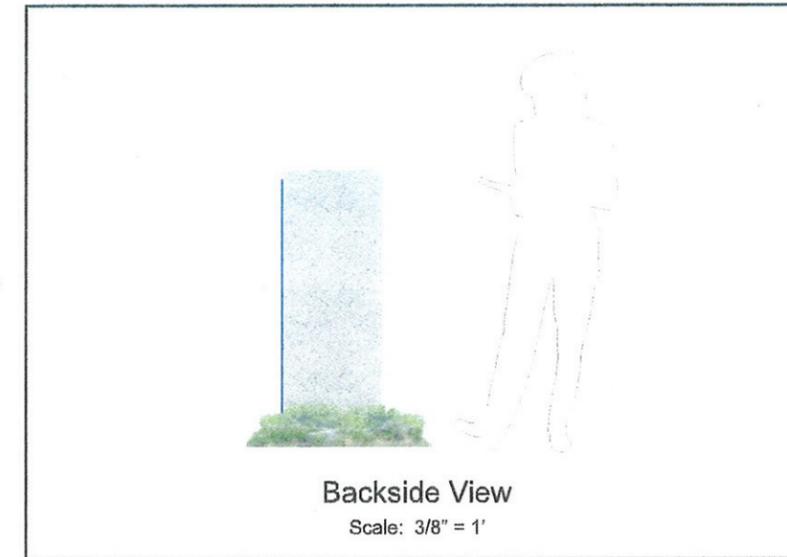
Material: Vinyl

Color: 3M Olympic Blue 3630-57

[E] - DECORATIVE EDGE

Material: 1/4" Aluminum

Face Color: Painted to match MP13999 Dh So Blue



Signs will be non-illuminated



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Project

Tri-State International Office Center

Lincolnshire IL

Scale: 3/4"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	Bristol Blue	glm	4/15/13
02	Royal Blue	glm	4/22/13
03	Added Truck Deliveries	JJ	8/15/13
04	Specs	JJ	9/06/13
05	Dh So Blue	JJ	10/08/13

Rep.: Katie Conroy

Drawn By: Greg Moerner Orig. Date: 03/28/13

Sign Loc. No. .

PP-01

S/F Non-Lit Post & Panels

Sign. Type

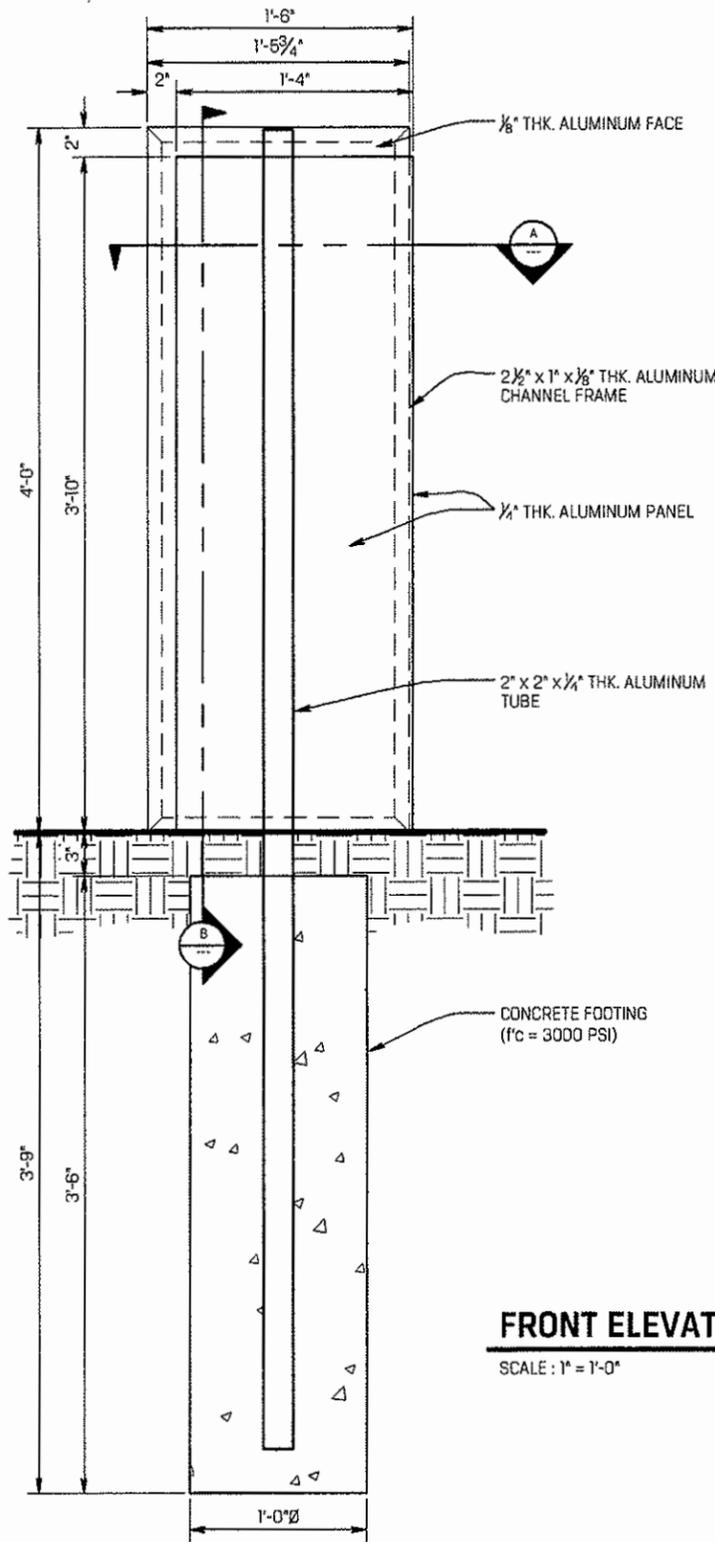
61093

DPP - Project - Job No.

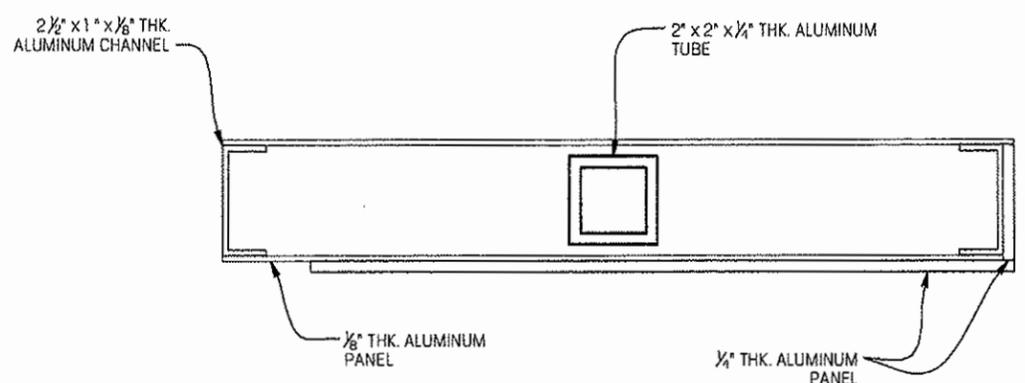
J01

Sheet

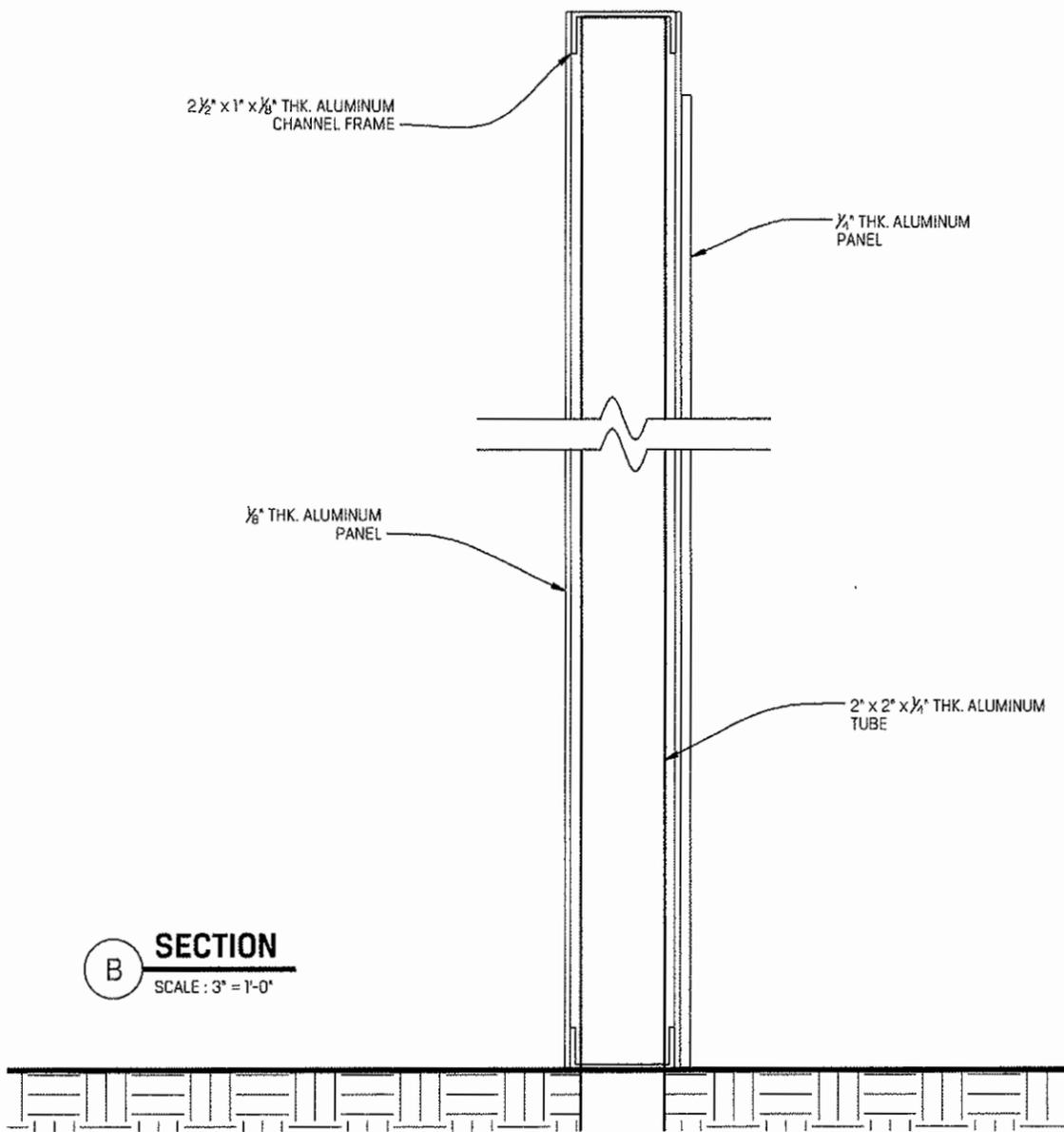
*NOTE: SEE DESIGN SKETCH FOR COLOR & COPY LAYOUTS



FRONT ELEVATION
SCALE : 1" = 1'-0"



A SECTION
SCALE : 3" = 1'-0"



B SECTION
SCALE : 3" = 1'-0"

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Project
TRI-STATE INTERNATIONAL OFFICE CENTER

LINCOLNSHIRE, IL

Scale: **AS NOTED**
Original Page Size: 11" X 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
X	X	X	X

Rep.: **KATIE CONROY** Orig. Date: **7.11.13**
Drawn By: **MICHAEL HERRIGES**

Sign Loc. No.

PP-01
S/F POST & PANEL
Sign Type

61093
OPP-Project-Job No.

S01
Sheet

SIGN SPECIFICATIONS

Description: Double sided monument sign internally illuminated with fluorescent lamps

[A] - TRI-STATE OFFICE CENTER CABINET

Material: Routed 1/8" aluminum

Cabinet Color: Painted to match MP13999 Oh So Blue

Copy: White acrylic

Logo: 1/2" clear push thru acrylic with 1st surface applied 3630-87 Royal Blue & 3630-57 Olympic Blue films

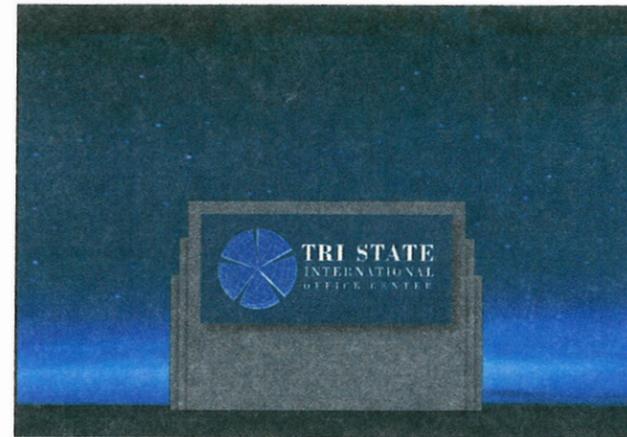
[B] - SIGN BODY & DECORATIVE EDGES

Material: Fabricated aluminum

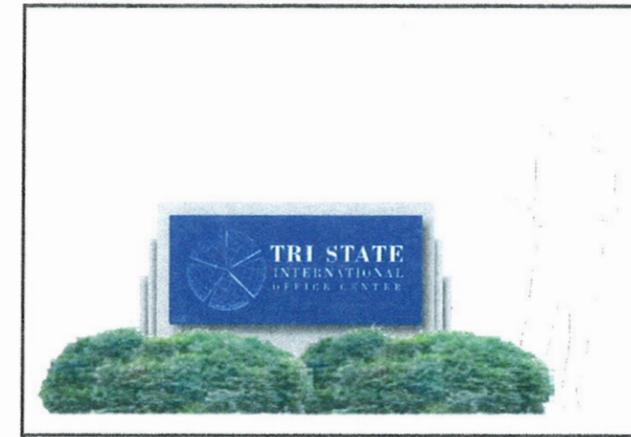
Face Color: Painted to match Synthetic Plaster (PMS 7529C) - Suede Finish



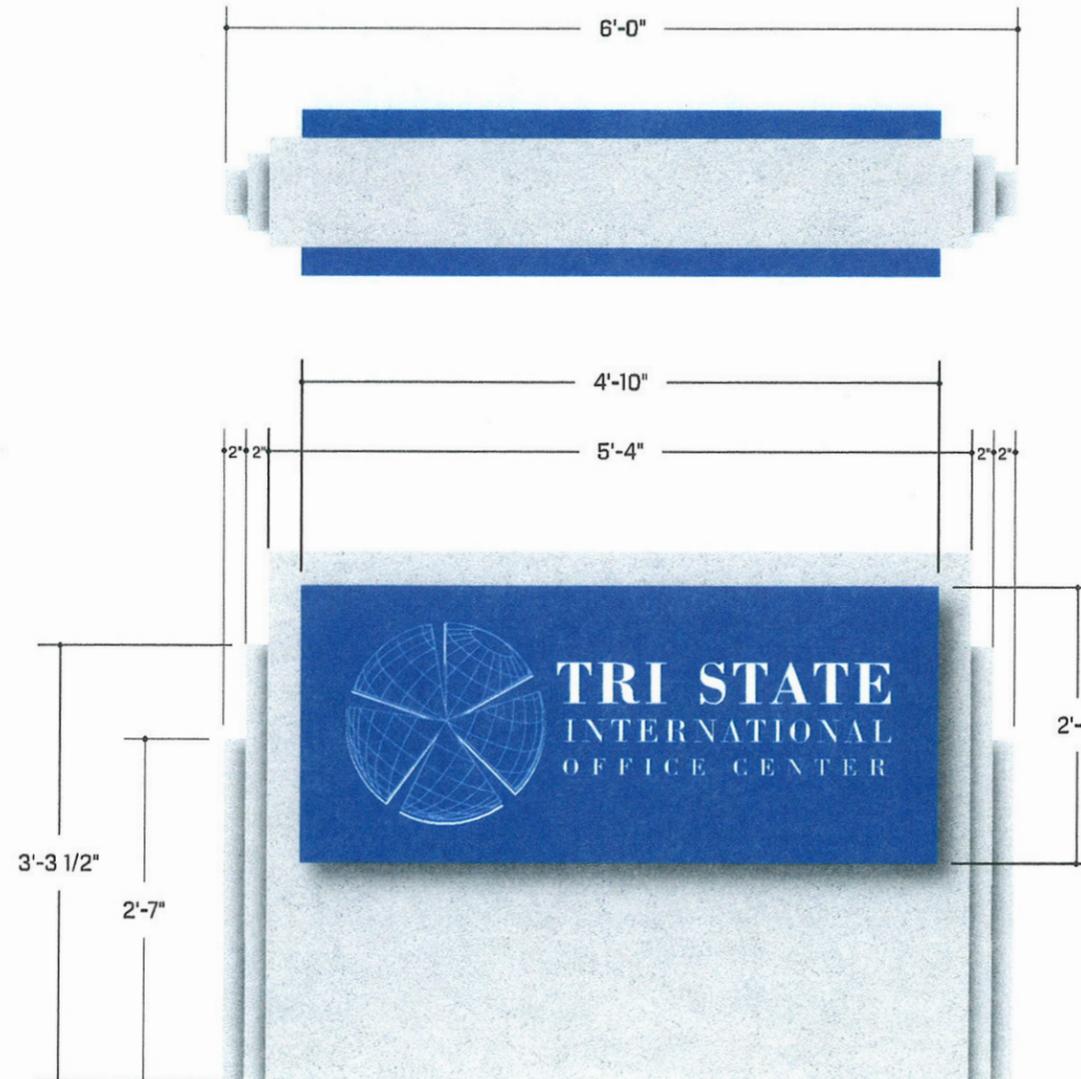
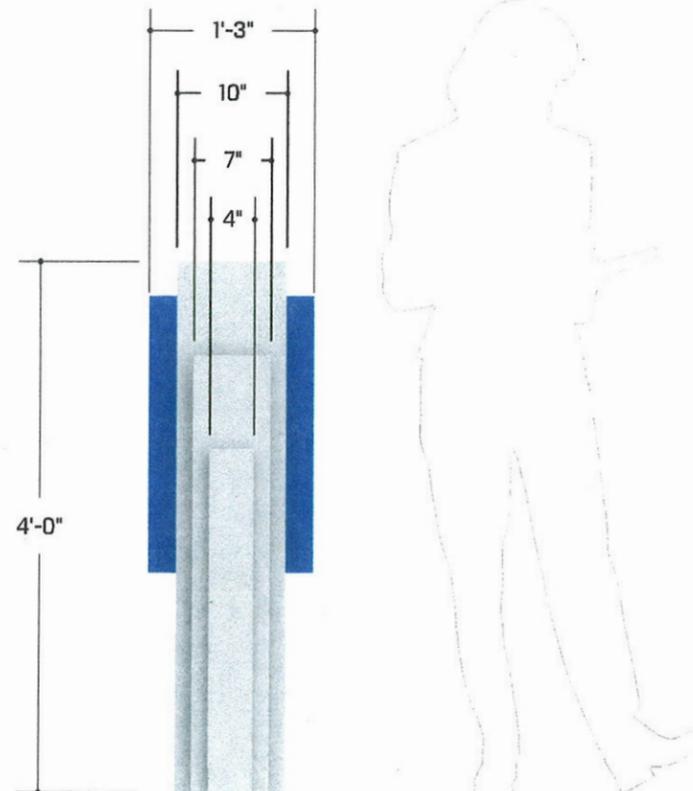
Approximate Location (NTS)



Night View (NTS)



Backside View (NTS)



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Project

Tri-State International Office Center

Lincolnshire IL

Scale: 3/4"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	Bristol Blue	glm	4/18/13
02	Royal Blue	glm	4/22/13
04	New Logo	glm	4/29/13
05	ROUTED	glm	5/3/13
06	add photo	glm	5/9/13
07	spec	glm	6/05/13
08	RELEASE	JEB	07/26/13
09	Specs	JJ	08/15/13
10	Specs / Views	JJ	09/06/13
11	Smaller size	JJ	10/03/13
12	Oh So Blue	JJ	10/08/13

Rep.: Katie Conroy

Drawn By: Greg Moerner Orig. Date: 03/28/13

Sign Loc. No. .

MON-02 D/F Monument

Sign. Type

61093

DPP - Project - Job No.

J06

Sheet



PHOTO OF BUILDING SHOWING ARCHITECTURAL DETAILS



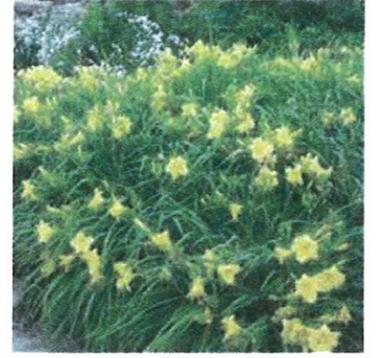
PHOTO SHOWING RAISED INTERSTATE 94



PHOTO SHOWING SIGN IN RELATIONSHIP TO INTERSTATE 94.

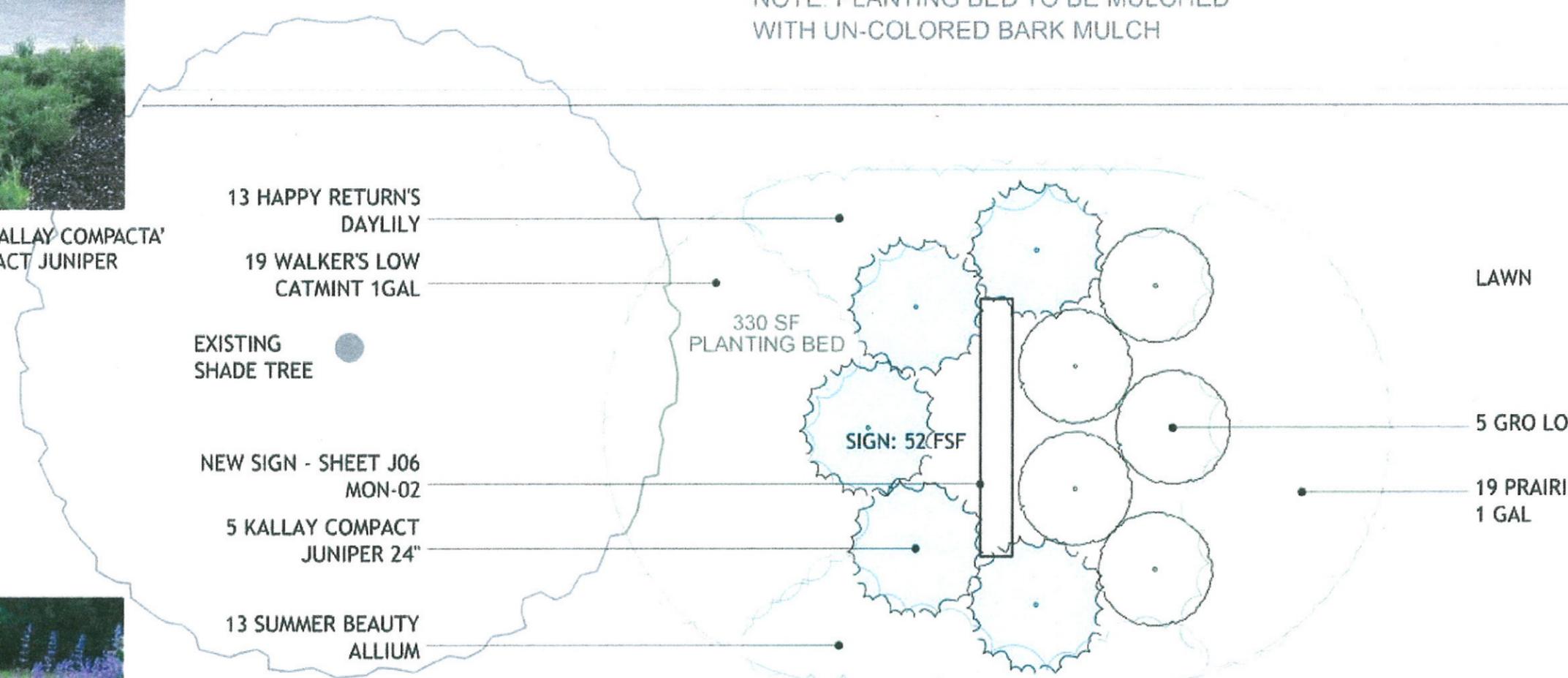


JUNIPERUS 'KALLAY COMPACTA'
KALLAY COMPACT JUNIPER

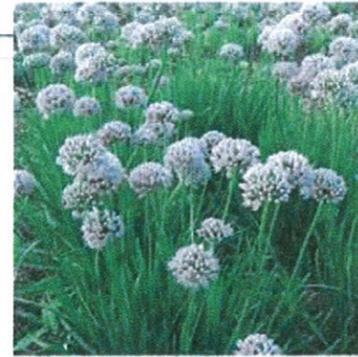


HEMEROCALLIS 'HAPPY RETURNS'
HAPPY RETURNS DAYLILY

NOTE: PLANTING BED TO BE MULCHED
WITH UN-COLORED BARK MULCH



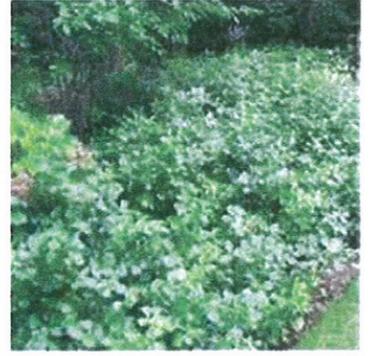
NEPETA FAASSENII 'WALKER'S LOW'
WALKER'S LOW CATMINT



ALLIUM 'SUMMER BEAUTY'
SUMMER BEAUTY ALLIUM



SPOROBOLUS HETEROLEPSIS
PRAIRIE DROPSEED



RHUS 'GRO LOW'
GRO LOW SUMAC

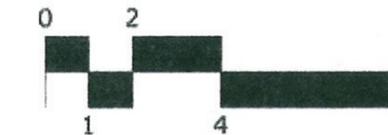


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NORTH



1/4" = 1'-0"

NEW GATEWAY ENTRANCE SIGN

(see Plan Note #3 on the Site Plan)

ISSUED FOR

REVIEW

DESIGNED BY BW, TW
DRAWN BY TW

PROJECT

TRI STATE INTERNATIONAL
100 TRI STATE INTERNATIONAL
LINCOLNSHIRE, IL 60069

REVISIONS

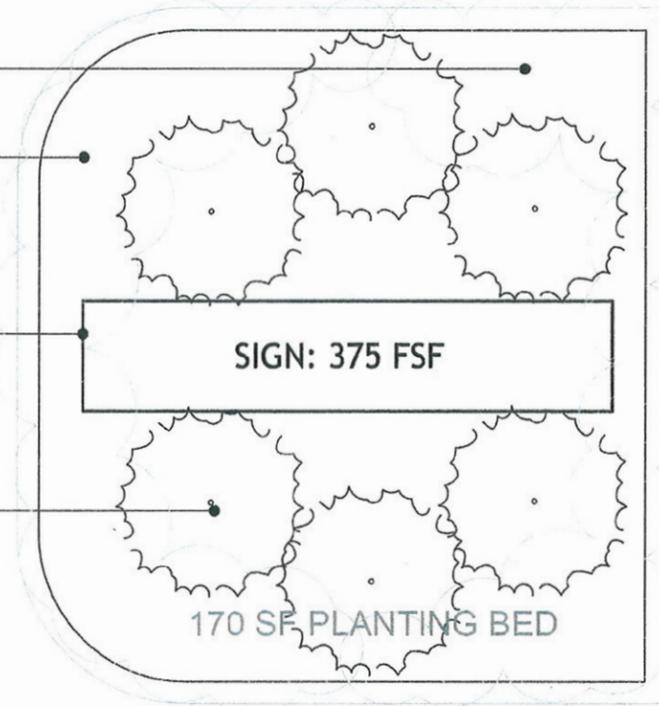
NO	DATE	REVISIONS
3		
2	2013-10-07	RE-LOCATE
1	2013-07-17	REVIEW
		ISSUE

15 PRAIRIE DROPSEED 1GAL

15 WALKER'S LOW CATMINT 1GAL

NEW SIGN - SHEET C05 MON-01

6 KALLAY COMPACT JUNIPER 24"



170 SF PLANTING BED

NOTE: PLANTING BED TO BE MULCHED WITH UN-COLORED BARK MULCH



JUNIPERUS 'KALLAY COMPACTA'
KALLAY COMPACT JUNIPER



SPOROBOLUS HETEROLEPSIS
PRAIRIE DROPSEED

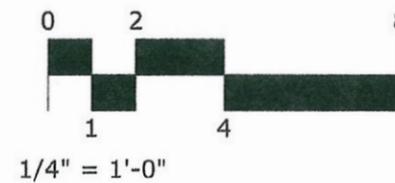


NEPETA FAASSENII 'WALKER'S LOW'
WALKER'S LOW CATMINT



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TRI-STATE TOLLWAY SIGN

(see Plan Note #1 on the Site Plan)

ISSUED FOR

REVIEW

DESIGNED BY BW, TW

DRAWN BY TW

PROJECT

TRI STATE INTERNATIONAL

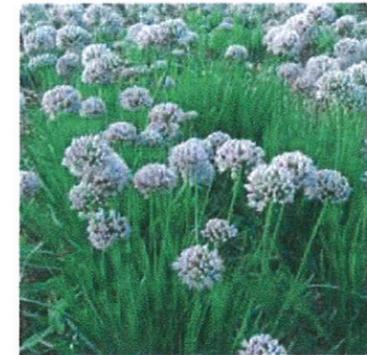
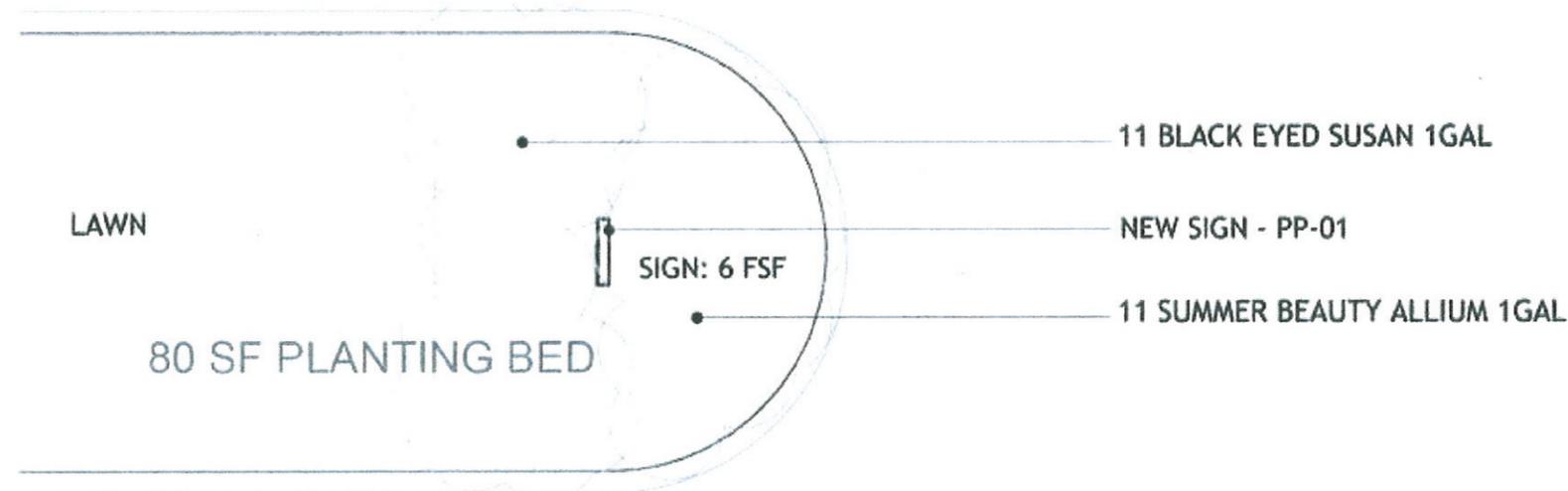
100 TRI STATE INTERNATIONAL
LINCOLNSHIRE, IL 60069

REVISIONS

NO	DATE	ISSUE
3	-	-
2	2013-10-07	REVISED
1	2013-07-17	REVIEW



RUDBECKIA FULGIDA 'GOLDSTURM'
BLACK EYED SUSAN

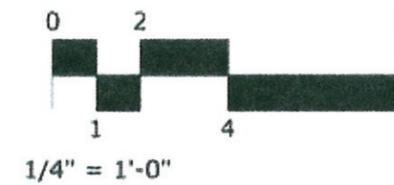


ALLIUM 'SUMMER BEAUTY'
SUMMER BEAUTY ALLIUM

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DIRECTIONAL SIGN

(see Plan Note #4 on the Site Plan)

ISSUED FOR

REVIEW

DESIGNED BY	BW, TW
DRAWN BY	TW

PROJECT

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100 TRI STATE INTERNATIONAL
LINCOLNSHIRE, IL 60069

REVISIONS

NO	DATE	ISSUE
3	-	-
2	-	-
1	2013-07-17	REVIEW



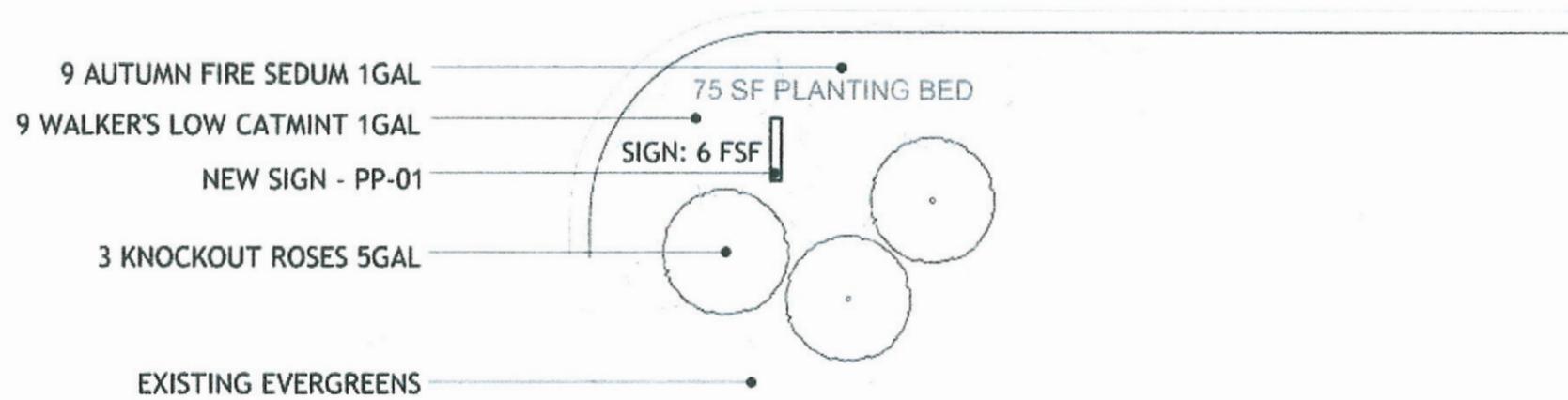
SEDUM 'AUTUMN FIRE'
AUTUMN FIRE SEDUM



NEPETA FAASSENII 'WALKER'S LOW'
WALKER'S LOW CATMINT

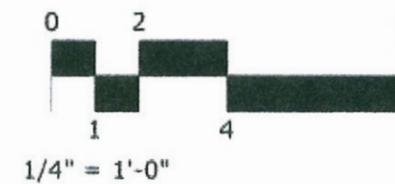


ROSA 'KNOCKOUT'
KNOCKOUT ROSE



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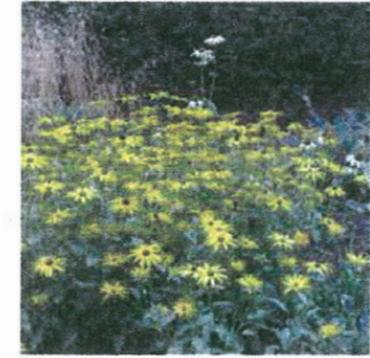
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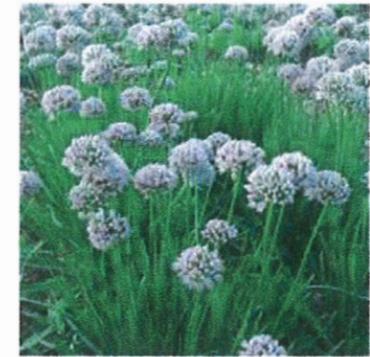
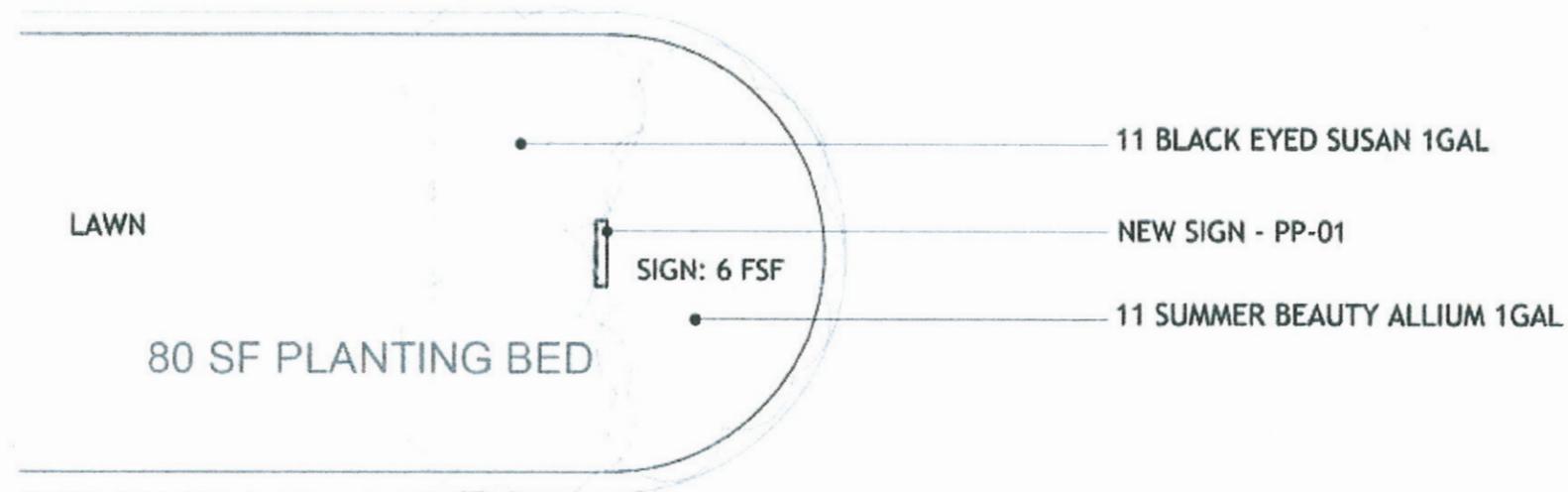
DIRECTIONAL SIGN

(see Plan Note #5 on the Site Plan)

ISSUED FOR		DESIGNED BY	BW, TW
REVIEW		DRAWN BY	TW
PROJECT		REVISIONS	
TRI STATE INTERNATIONAL		3	.
100 TRI STATE INTERNATIONAL		2	.
LINCOLNSHIRE, IL 60069		1	2013-07-17
NO	DATE	REVIEW	ISSUE



RUDBECKIA FULGIDA 'GOLDSTURM'
BLACK EYED SUSAN

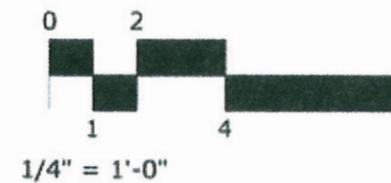


ALLIUM 'SUMMER BEAUTY'
SUMMER BEAUTY ALLIUM



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DIRECTIONAL SIGN

(see Plan Note #6 on the Site Plan)

ISSUED FOR

REVIEW

DESIGNED BY	BW, TW
DRAWN BY	TW

PROJECT

TRI STATE INTERNATIONAL
100 TRI STATE INTERNATIONAL
LINCOLNSHIRE, IL 60069

REVISIONS

NO	DATE	ISSUE
3	.	.
2	.	.
1	2013-07-17	REVIEW

11 BARBARA MITCHELL DAYLILY 1GAL

11 MOONSHINE YARROW 1GAL

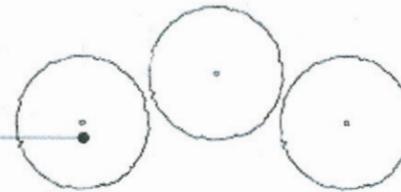
NEW SIGN - PP-01

EXISTING EVERGREENS

3 KNOCKOUT ROSES 5GAL

85 SF PLANTING BED

SIGN: 6 FSF



HEMEROCALLIS 'BARBARA MITCHELL'
BARBARA MITCHELL DAYLILY



ACHILLEA 'MOONSHINE'
MOONSHINE YARROW



ROSA 'KNOCKOUT'
KNOCKOUT ROSE



NORTH



1/4" = 1'-0"

DIRECTIONAL SIGN

(see Plan Note #7 on the Site Plan)

ISSUED FOR

REVIEW

DESIGNED BY BW, TW
DRAWN BY TW

PROJECT

REVISIONS

PROJECT	REVISIONS	NO	DATE	REVIEW ISSUE
TRI STATE INTERNATIONAL	3			
	2			
100 TRI STATE INTERNATIONAL LINCOLNSHIRE, IL 60069	1	2013-07-17		REVIEW ISSUE



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**REQUEST FOR BOARD ACTION
Architectural Review Board
November 17, 2015**

Subject:	Camberley Club Monument and Temporary Signage
Action Requested:	Public Hearing - Variations to Title 12, <i>Sign Control</i> , of the Lincolnshire Village Code associated with permanent identification signage and temporary signage for the 86-unit Camberley Club townhome Planned Unit Development
Petitioner:	Pulte Home Corporation
Originated By/Contact:	Stephen Robles, AICP Village Planner Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board

Background:

- In early 2015, the ARB reviewed Preliminary PUD plans for Pulte Home Corporation's 86-unit gated townhome community proposed for the northern 20 acres previously part of the Sedgebrook Continuing Care Retirement Campus, located at the southeastern corner of Milwaukee Avenue and Riverside Road.
- On October 13, 2015, the Village Board approved Pulte's Preliminary Development Plans for a Planned Unit Development (PUD) to develop this townhome community.
- Although signage was included as an exhibit in the ARB's prior review, such signage is not compliant with Village Sign Control regulations and requires Pulte to seek variances before Final PUD Plans can be approved by the Village Board.

Summary:

- Pulte Home Corporation seeks the following variations regarding permanent and temporary signage, as depicted in the attached presentation packet:

Monument Ground Sign (Milwaukee Avenue) Variations:

1. Section 12-9-1(A)(1), *Ground Signs*, to increase the maximum permitted height of a monument sign from 5 feet to 5 feet - 8 inches (5'8").
2. Section 12-9-1(A)(1), *Ground Signs*, to increase the maximum permitted length of a monument sign from 6 feet to 45 feet - 6 inches (45'-6").
3. Section 12-9-1(A)(1), *Ground Signs*, to increase the maximum permitted sign area of a monument sign from 30 square feet to 230 square feet.

- A design element for the gated townhome community is a decorative entry wall located at the southeast corner of the realigned Milwaukee Avenue and Riverside Road intersection. The entry wall includes a convex curved segment which will contain the proposed sign panel for Camberley Club development.
- The request for increased monument sign height, length, and sign area are attributed to a technicality in how the proposed sign is classified by the Village's Sign Code. Although the proposed sign will be attached to the decorative entry wall of the townhome development, the Sign Code classifies it as a monument ground sign, rather than a wall sign. As a result, the sign length and height are measured based on the overall dimensions of the entire wall. The actual sign panel area will measure 21 square feet, and that portion of the wall is only 5' tall, which would be compliant with the 30 square foot maximum sign panel area and 5' maximum sign height, if the Sign Code treated it

as a wall sign.

Monument Ground Sign (Riverside Road) Variations:

4. Section 12-9-1(A)(1), *Ground Signs*, to increase the maximum permitted length of a monument sign from 6 feet to 10 feet.
 5. Section 12-9-1(A)(1), *Ground Signs*, to increase the maximum permitted sign area of a monument sign from 30 square feet to 40 square feet.
- A secondary monument sign is proposed within the landscaped median at the Riverside Road gated entry to the Camberley Club townhome development. This sign is proposed to serve as a continuation of the gated community appearance and entry. As the sign panel is attached to the wall, the height and length are based on the dimensions of the wall.
 - Given the size of the landscaped median and entry driveway Staff believes a reduction of 4' in length would negatively affect the proportionality of the sign to the median.
 - The Riverside Road entry sign continues the same brick field and concrete base and caps used on the Milwaukee Avenue sign. However, the end column style employs a different design from the Milwaukee Avenue wall end columns. In order to achieve continuity between the two walls, the end columns should be consistent in design. Additionally, the brick rowlock border around the Milwaukee Avenue sign panel is missing from the Riverside Road sign panel and should be incorporated into the design for consistency.

Temporary Signs Variations:

6. Section 12-13-1(B)(1), *Project Announcement Signs*, to increase the maximum permitted display period to require removal upon the final sale of the last unit of the development, rather than the code required removal immediately upon the issuance of the first certificate of occupancy.
 7. Section 12-13-1(B)(5), *Real Estate Signs*, to increase the maximum permitted display period to require removal upon the final sale of the last unit of the development, rather than the code required removal immediately upon the sale, rental or lease of the subject premises.
- Per Village Sign Code, temporary “project announcement signs” and “real estate signs” must be removed upon the issuance of the first certificate of occupancy. Such requirement is not a problem for single-phased or single building developments. However, when a development includes multiple construction phases or buildings, as with the Camberley Club PUD, the issuance of the first certificate of occupancy occurs well in advance of final build-out of the development.
 - The requested variations to extend the display period for the temporary project announcement sign and real estate sign is consistent with past practices. Similar temporary signage was authorized by the Village for the Lincolnshire Place condominium project by Weiss Development in the South Village Green and the current Sedgewood project announcement sign at the northeast corner of Milwaukee Avenue and Aptakisic Road.

- **Findings of Fact:** Attached are Petitioner's responses to the six Standards for Sign Variation for consideration by the ARB, which Staff believes have been sufficiently met.

Recommendation:

Approval of variations to Title 12, Sign Control, and associated signage plans for the construction of new monument signage and temporary signage for the Camberley Club townhome PUD, subject to the following revisions to be completed for Staff review and approval prior to Village Board action:

1. The end columns of the Riverside Road monument ground sign shall be consistent in design with the end columns of the Milwaukee Avenue wall.
2. The brick rowlock border around the Milwaukee Avenue sign panel shall also be included around the Riverside Road sign panel.

Motion:

The Architectural Review Board moves to approve and recommend to the Village Board for their approval of variations to Title 12, Sign Control, of the Lincolnshire Village Code, associated with permanent identification signage and temporary signage, as detailed in a Staff memorandum to the ARB dated November 17, 2015, for the 86-unit Camberley Club townhome Planned Unit Development, located at the southeast corner of Milwaukee Avenue and Riverside Road, as depicted in a presentation packet prepared by Pulte Homes, and based on the facts presented at a Public Hearing held on November 17, 2015, subject to Staff recommendations contained in the Staff Memorandum dated November 17, 2015, and further subject to...

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

Reports and Documents Attached:

- Presentation Packet, prepared by Pulte Home Corporation,

Meeting History	
Architectural Review Board:	November 17, 2014

Chairman Grover and Members of the Architectural Review Board
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

RE: Proposed Sign Variations for Camberley Club

Dear Chairman Grover and Members of the Architectural Review Board:

On behalf of Pulte Home Corporation, I would like to thank you for the Architectural Review Board's thoughtful assistance in the evolution of the Camberley Club plan of development. With its careful eye for design and architectural detail, the ARB served a key role in challenging our team to create a new standard for townhome communities in the Village that is consistent with the high quality of development established throughout the Village.

Having received preliminary planned unit development plan approval at the October 13th Village Board meeting, we now seek the signage variations necessary to construct (a) a primary, permanent monument sign as a component of the masonry wall to be located at the northwest corner of Camberley Club in the manner illustrated and depicted by the preliminary planned unit development plan, which was previously part of the ARB's project review, (b) a freestanding, secondary, permanent monument sign to be located at the Camberley Club entrance off of Riverside Road and (c) limited temporary signage necessary to successfully market units in the development for sale until all such units are sold.

The proposed primary monument sign variations as to height, length and area result from integration of the sign into the attractive masonry walls and associated fencing located at the northwest corner of Camberley Club, which is a fundamental design component of the project as a private, gated community. The requested variations associated with this sign are required simply due to interpretational requirements of the Village's sign code, which does not appear to contemplate the aesthetic benefits of integrating monument signage into a landscape and privacy accent such as the proposed masonry walls.

The proposed freestanding, secondary monument sign at the Camberley Club entrance off of Riverside Road is intended to both (i) demarcate the Camberley Club entry point and internal street network from the adjacent, public trailhead park and realigned and reconstructed Riverside Drive and (ii) function with the associated vehicular security gates at that location to provide the privacy and limited access central to Camberley Club's nature as a private, gated community. Although this freestanding sign is not intended to be visible from Milwaukee Avenue, we seek variations to allow an increase in this sign's length and area as are required by the Camberley Club entry design to enable the development to function as a private, gated community, as intended. This secondary sign is intended to complement the aforementioned primary sign through the use of similar colors, materials, style, design elements and landscaping.



Finally, we seek variations necessary to allow use of limited temporary marketing signage to successfully market units in the development for sale until all such units are sold. More specifically, we respectfully seek an increase in the maximum permitted display period of temporary marketing signage to require removal thereof upon the sale of the last unit in the development in lieu of removal upon issuance of the first certificate of occupancy in the development. This request is both consistent with our established marketing practice and with durational temporary marketing signage variations previously granted by the Village.

We look forward to further presenting these proposed signage variations at the November 17th ARB meeting, and we thank you again for your review and consideration of these requests.

Sincerely,



Mark Mastrorocco
Director of Land Acquisition
Pulte Homes – Illinois Division
Telephone: (847) 230-5281
Fax: (847) 230-5435
Email: mark.mastrorocco@pulte.com

Responses to Standards of Review for Findings of Fact

Petitioner Pulte Home Corporation provides the following responses to the standards of review in support of its request for approval of the variations necessary to allow construction of permanent monument signage and extended use of temporary marketing signage for the Camberley Club private, gated townhome community to be located on Lot 2 of the Sedgebrook Resubdivision at the southeast corner of the intersection of Milwaukee Avenue and Riverside Road.

The applicant's plans are substantially consistent with the design criteria of Title 12.

The applicant's signage plans, inclusive of the variations requested to allow for dimensional increases in the maximum permitted height, length and area of permanent monument signage, are substantially consistent with the design criteria of Title 12. The applicant seeks limited variations from the design criteria of Title 12 to provide for the proposed permanent signage's aesthetic and functional design characteristics (i.e., sign walls, pillars, privacy enhancement), which are fundamental to the composition of that signage and the overall character of Camberley Club as a private, gated community. Although these characteristics present an aesthetically appealing product, they are not contemplated by the sign code due to the manner in which the code requires dimensional calculations to be measured. The proposed permanent signage variations are a result of the monument signage's good scale and proportion in relation to the proposed masonry privacy walls, fencing and existing earthen berm and mature landscaping.

The applicant's signage plans, inclusive of the variations requested to allow for an extension of the maximum permitted display period for temporary marketing signage, are substantially consistent with the design criteria of Title 12. Furthermore, the design of the proposed temporary marketing signage substantially conforms to the requirements of Chapter 13, "Temporary Signs." The proposed variations for temporary signage are not reflective of requests for relief from the design criteria of Title 12, but are necessary only to allow an increase in the maximum permitted period of display until the sale of the last unit in the development.

The proposed exterior design features of the sign are suitable and compatible with the character of neighboring buildings and structures existing or under construction and with the character of the neighborhood and the applicable zoning district, and enhance the environment of the Village.

The design of permanent monument signage and temporary marketing signage will be consistent and compatible with the character of the adjacent trailhead park to be constructed upon realignment of Riverside Road and with the residential buildings and other improvements that are to be constructed within Camberley Club in accordance with the final planned unit development plan. Comparable materials, colors, and design features will be utilized for permanent monument signage to fit in with existing commercial and residential development surrounding the site, as well as, the proposed Camberley Club neighborhood. As a result, the proposed permanent signage will enhance the environment of the Village in conjunction with Pulte's construction of Camberley Club and the adjacent trailhead park. Furthermore, the proposed temporary marketing signage employs a traditional, two-post design that is consistent with the Village's traditional design aesthetic.

The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The requested variations for both permanent and temporary marketing signage will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located because the design of the signage is in substantial conformance with Title 12. All proposed signage will (i) adhere to the applicable setbacks of Title 12; (ii) comply with the line of sight visibility standards for the safety of both vehicular and pedestrian traffic circulation along Milwaukee Avenue and Riverside Road; (iii) satisfy the applicable construction standards; (iv) be professionally designed to form an attractive complement to surrounding development; and (v) be professionally landscaped in conformance with Title 12.

The exterior design features of the sign will not cause a substantial depreciation in the property values in the neighborhood.

The requested variations for permanent and temporary monument signage will not cause a substantial depreciation in the property values of the neighborhood. To the contrary, the requested variations will allow the proposed permanent signage to be integrated with design enhancements, such as attractive sign walls, pillars, and decorative fencing, for the purpose of reducing sign clutter that may otherwise result from free-standing permanent signage independent of such design enhancements. The requested variations for temporary signage will allow an increase in the maximum permitted period of display of marketing signage until the sale of the last unit in the development, which will assist in the expeditious sale of units in the development to enable Pulte's completion of the project and all associated improvements to minimize impact on adjacent properties in the neighborhood during the project's construction. Furthermore, the proposed temporary marketing signage will not negatively impact property values because the two-post design of this signage is consistent with the Village's traditional architectural style.

The alleged difficulty or hardship is caused by Title 12 and has not been created by any persons presently having an interest in the property.

The request for dimensional variations is strictly necessitated by the manner in which Chapter 7, "Dimension Measurement," of Title 12 is applied to the aesthetic and functional design of the proposed permanent signage (i.e., sign walls, pillars, privacy enhancement), which are fundamental to the overall character of Camberley Club as a private, gated community. Although these characteristics present an aesthetically appealing product, they are not contemplated by the sign code due to the manner in which dimensional calculations are required to be measured for monument signage by including the entire area of the background, including any supporting framework, bracing and structure.

The request for an extension in the allowed display period for temporary marketing signage is necessary to allow marketing of units until the last unit in the development is sold rather than the issuance of the first certificate of occupancy in the development. Title 12 does not appear to contemplate temporary signage for a large-scale, multi-phased development such as Camberley Club for which use of project announcement signage is required beyond the issuance of the first Certificate of Occupancy is required. As a result, the difficulties and hardships from which variations are requested are caused by Title 12.

The conditions upon which an application for a variance is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

The conditions upon which the proposed permanent signage variations are based are unique to the subject property, which is generally shielded from public visibility by both Milwaukee Avenue and Riverside Road by a considerably-sized earthen berm, which features a variety of mature landscape plantings thereon. The presence of this landscaped berm not only results in a lack of visibility of the Camberley Club community, but also restricts the number of possible locations on the subject property at which project monument signage could be constructed to a small area in the northwest corner of the subject property. Camberley Club's design character as a private, gated community necessitates the proposed primary and secondary monument signage for which variations are now proposed. The proposed permanent sign variations will enhance both the aesthetic and functional characteristics of Camberley Club as a private, gated community.

The conditions upon which the temporary signage variations are requested to allow an increase in the maximum permitted period of display of marketing signage until the sale of the last unit in the development are unique to the petitioner's development of the Camberley Club townhome community at the subject property. Development of that community, including use of the proposed temporary signage for which durational variations are requested, is necessary as a result of the period of time that will be required to construct all units within Camberley Club due to the size of the subject property as the single largest undeveloped parcel within the Village. Pulte's ability to market the sale of units in the development until the last unit is sold is of critical importance to the success of the development, which is unique to the subject property.

A PULTE HOMES COMMUNITY

Camberley Club

Architectural Review Board - Sign Variations
NOV. 17. 2015



Pulte Homes - Illinois Division

Contact: Mark Mastrorocco

Telephone: (847) 230-5281

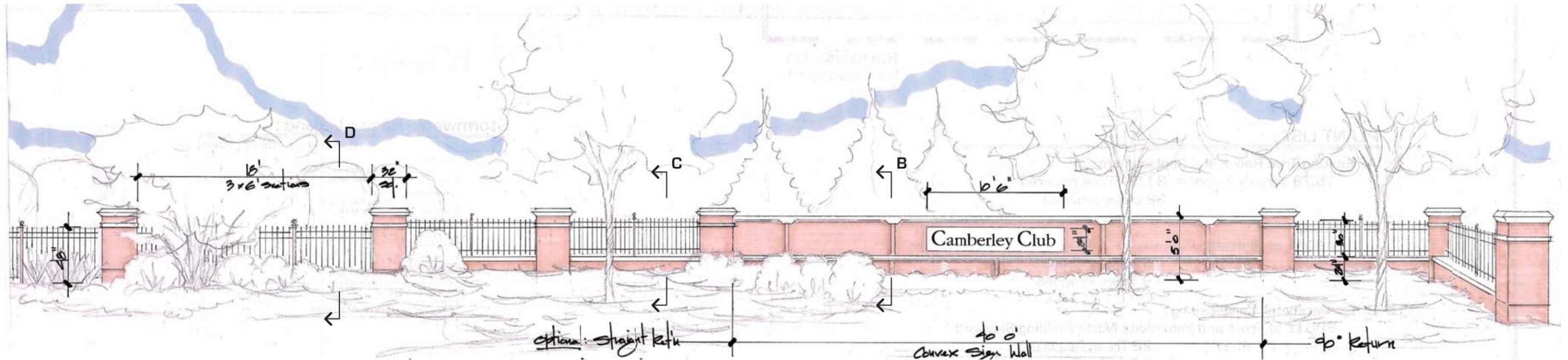
Fax: (847) 230-5435

Email: mark.mastrorocco@Pulte.com



Signage Standards

DESIGN STANDARDS	PROPOSED STANDARDS	VILLAGE STANDARD	DEPARTURE
Monument Signs			
Maximum Sign Area	230 s.f.	30 s.f.	200 s.f.
Maximum Height	5' 8"	5'	8"
Maximum Length	45' 6"	6'	39' 6"
Minimum Setback	10'	15'	5'



project:

Camberley Club

Lincolnshire, Illinois

sheet description:

Entrance Area Enlargement Plan

owner:

Pulte Homes
1901 Roselle Road
Schaumburg, Illinois 60195



north: scale: 1" = 20'0"

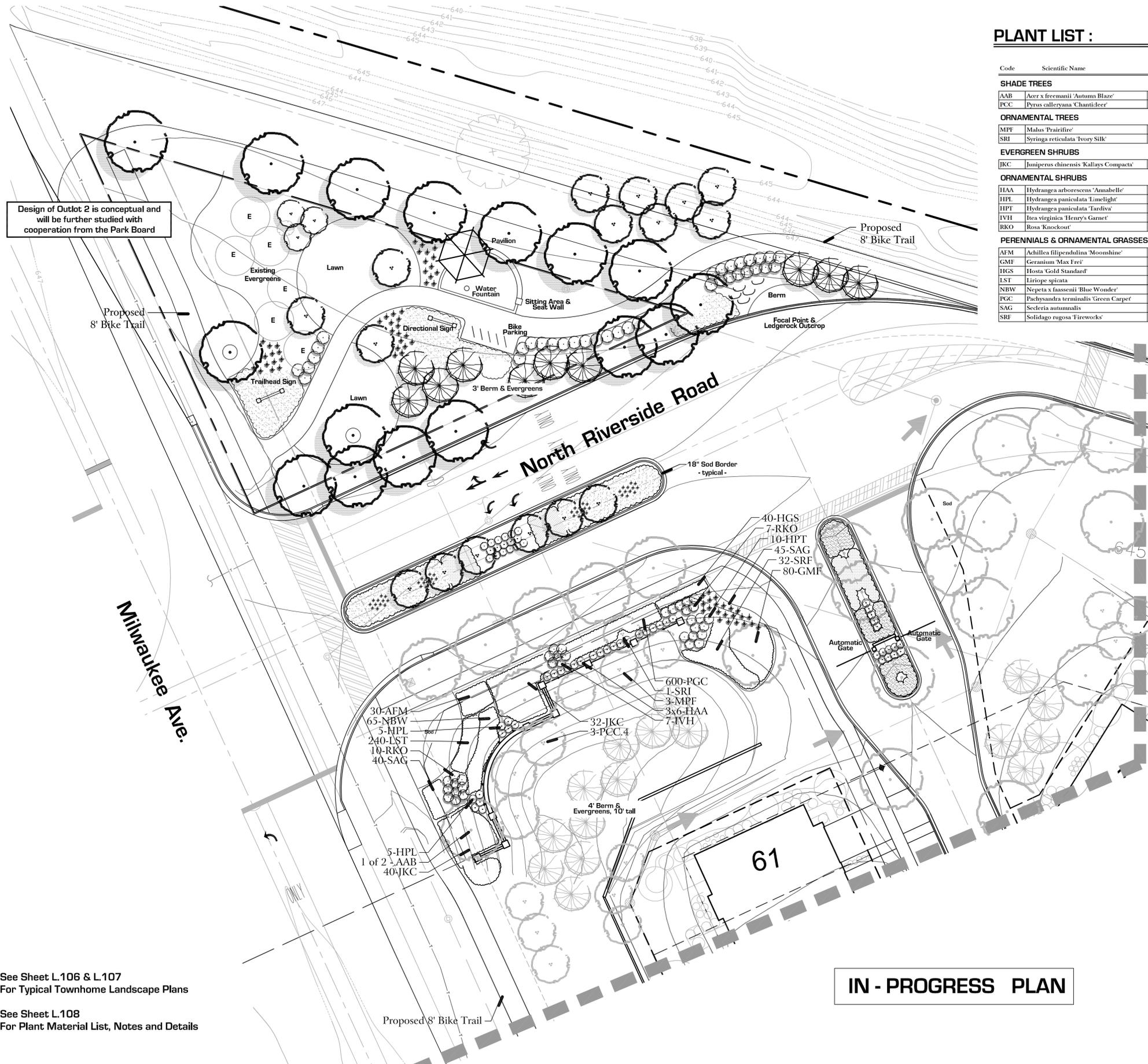
revisions:
original issue date: **30 November 2018**

drawn by:
checked by:
project no.: **24005**
sheet no.:

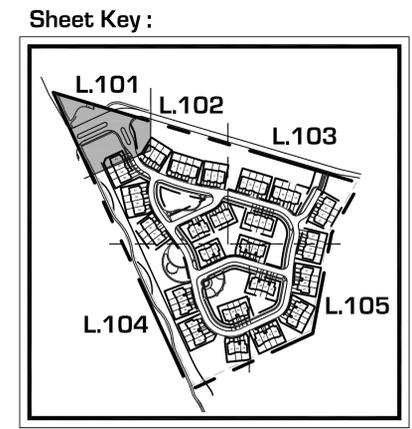
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PLANT LIST :

Code	Scientific Name	Common Name	Size	Qty	Remarks
SHADE TREES					
AAB	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	4.0'	2	B&B
PCC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	4.0'	3	B&B
ORNAMENTAL TREES					
MPT	Malus 'Prairifire'	Prairifire Flowering Crab	8'	3	B&B, Multi-Stem
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	8'	1	B&B, Multi-Stem
EVERGREEN SHRUBS					
JKC	Juniperus chinensis 'Kallays Compacta'	Kallay's Compact Juniper	18"	72	B&B
ORNAMENTAL SHRUBS					
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24"	18	B&B
HPL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	30"	10	B&B
HPT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	30"	10	B&B
IVH	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24"	7	B&B
RKO	Rosa 'Knockout'	Knockout Shrub Rose	18"	17	B&B
PERENNIALS & ORNAMENTAL GRASSES					
AFM	Achillea filipendulina 'Moonshine'	Moonshine Yarrow	1 G	30	Container
GMF	Geranium 'Max Frei'	Max Frei Geranium	1 G	80	Container
HGS	Hosta 'Gold Standard'	Gold Standard Hosta	1 G	40	Container
LST	Liriope spicata	Creeping Lily Turf	1 G	240	Container
NBW	Nepeta x faassenii 'Blue Wonder'	Blue Wonder Catmint	1 G	65	Container
PGC	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	1 G	600	Container
SAG	Sceleria autumnalis	Autumn Moor Grass	1 G	85	Container
SRF	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	1 G	32	Container



IN - PROGRESS PLAN



- See Sheet L.106 & L.107 For Typical Townhome Landscape Plans
- See Sheet L.108 For Plant Material List, Notes and Details

project:

Camberley Club

Lincolnshire, Illinois

sheet description:

Monument Sign Wall

owner:

Pulte Homes
1901 Roselle Road
Schaumburg, Illinois 60195



north: scale:

revisions:

original issue date: **30 November 2015**

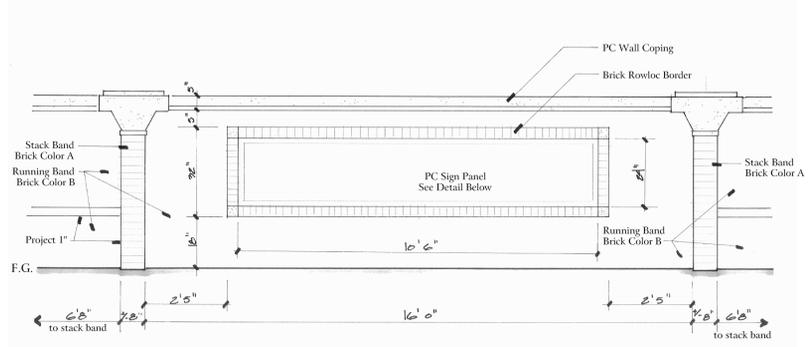
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checked by:

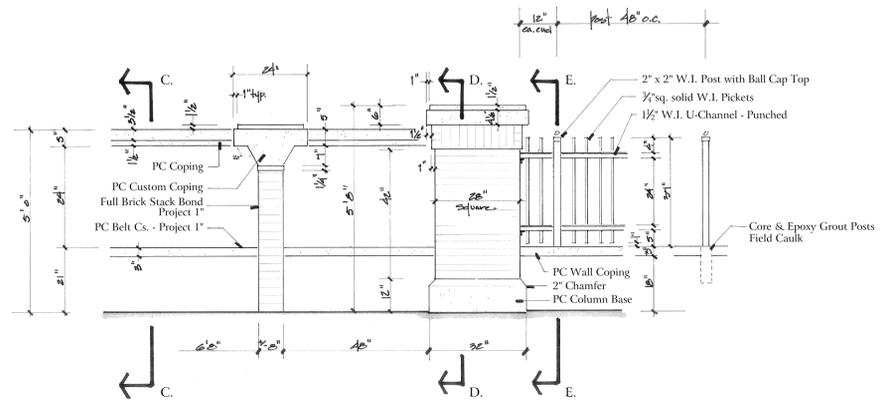
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sheet no.:

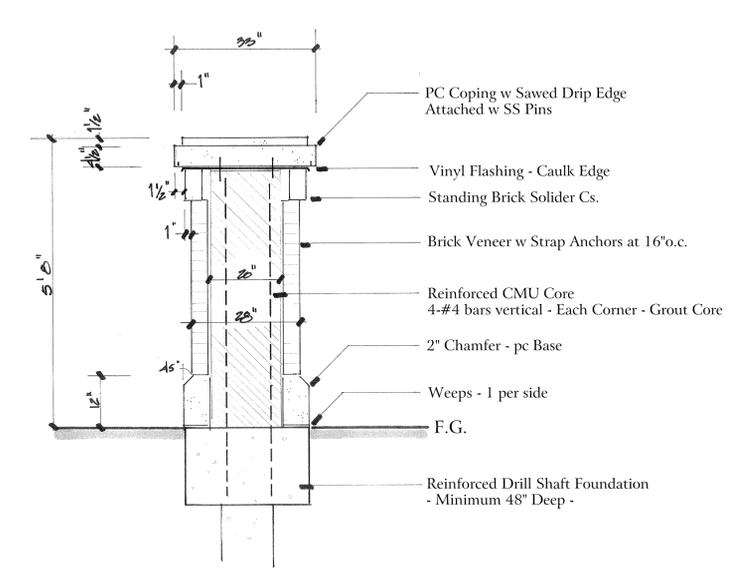
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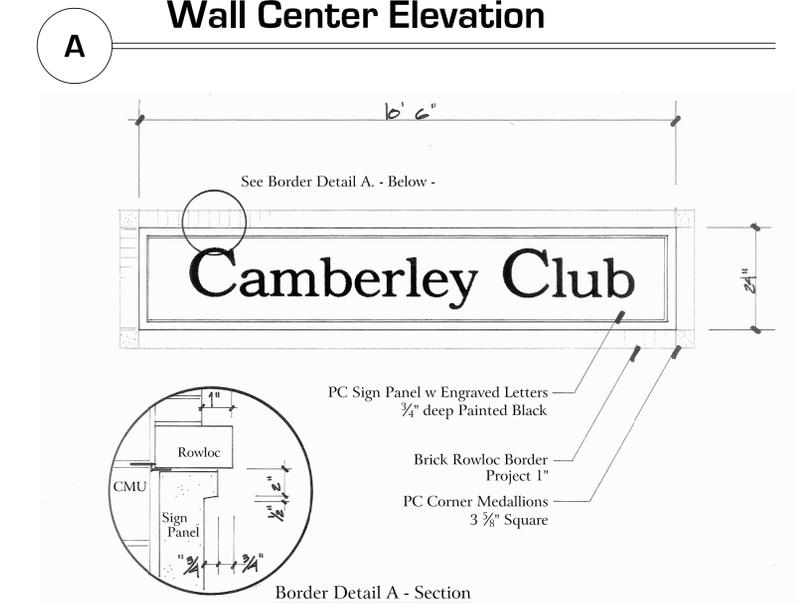
Wall Center Elevation



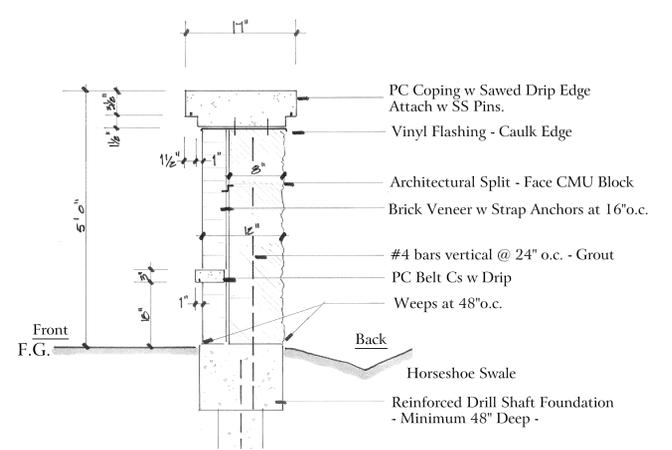
Wall Ends - Elevation



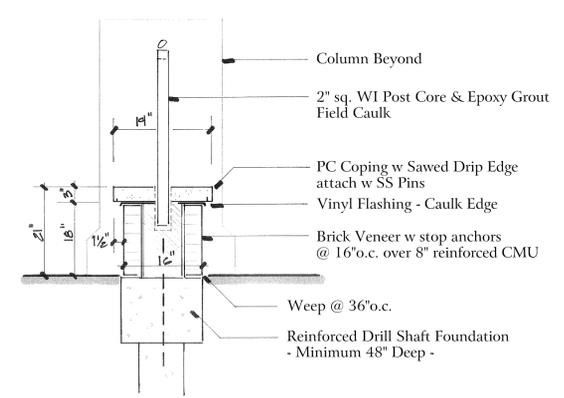
Column - Section



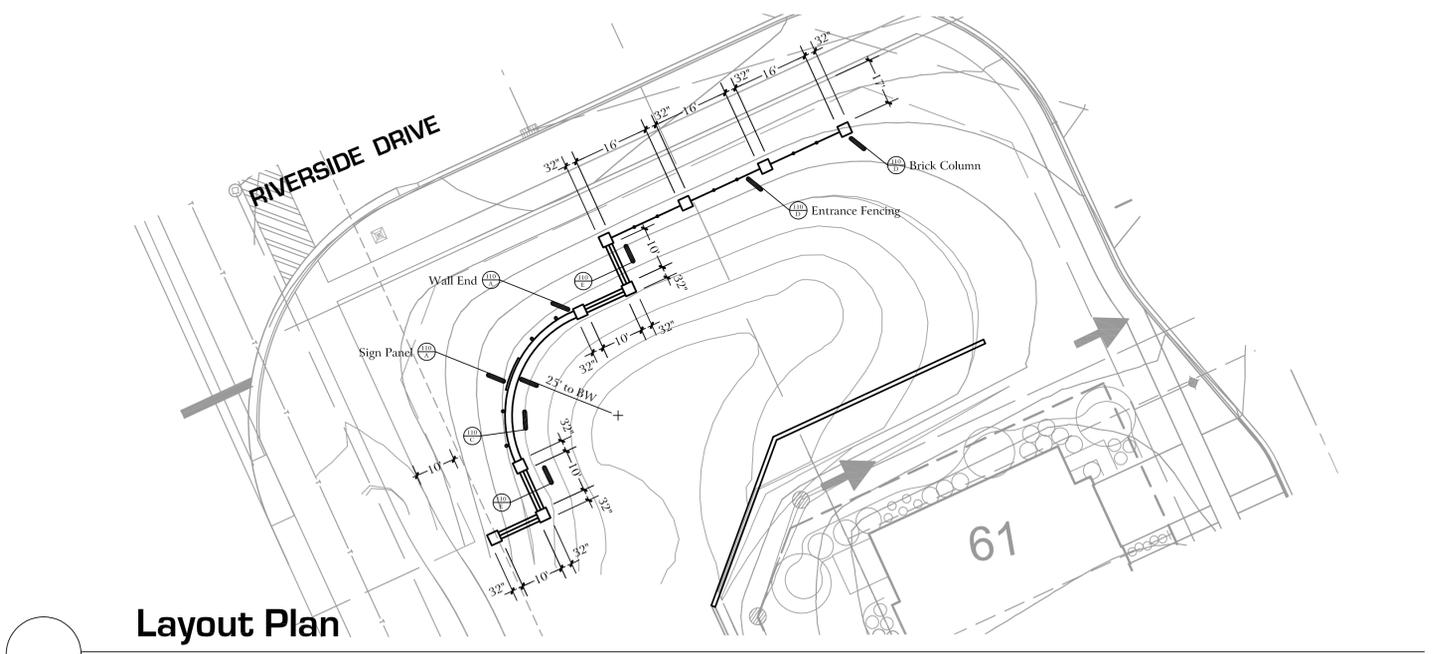
Sign Panel Detail



Sign Wall - Section



Kneewall / Fencing - Section



Layout Plan

scale: 1" = 20'0"

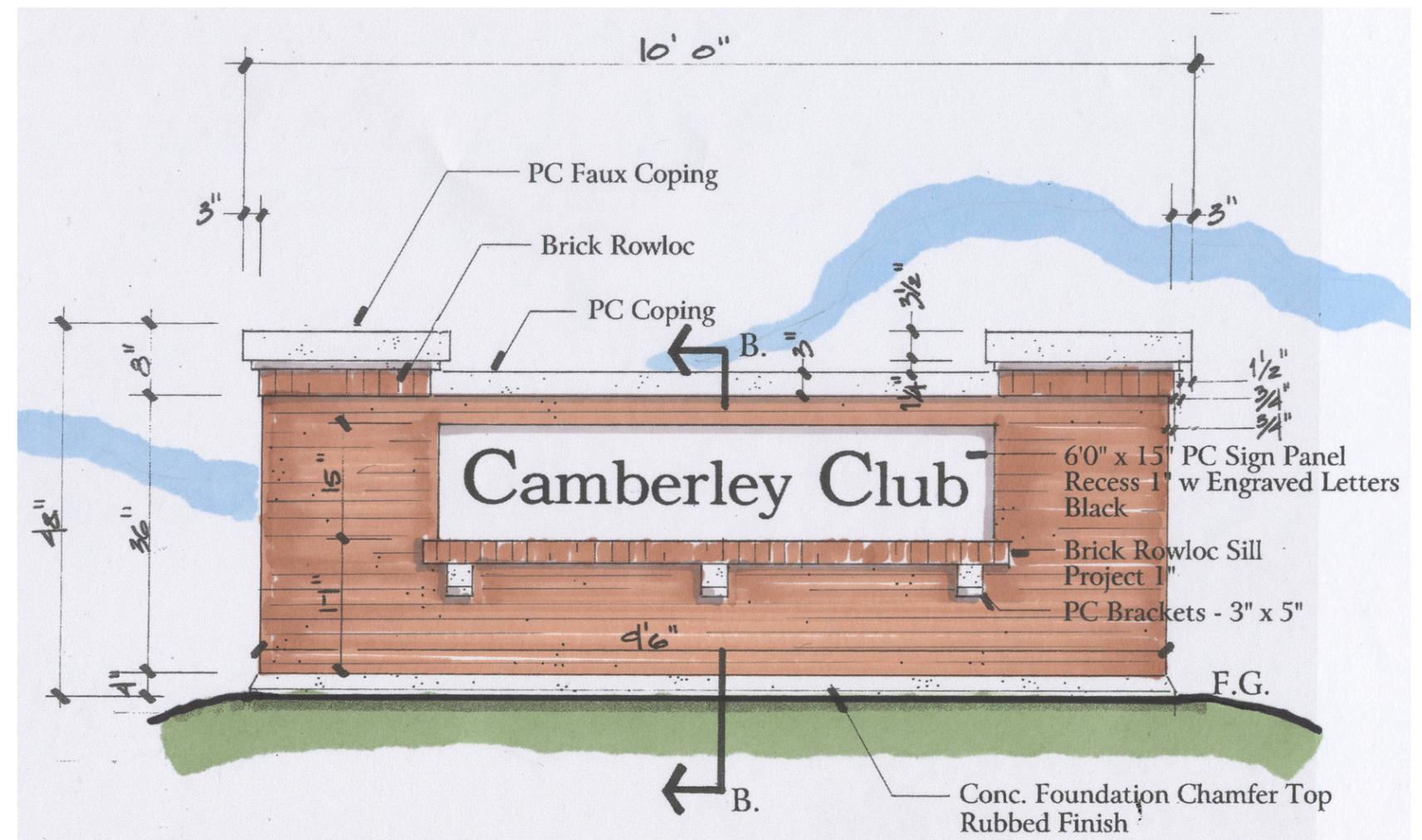
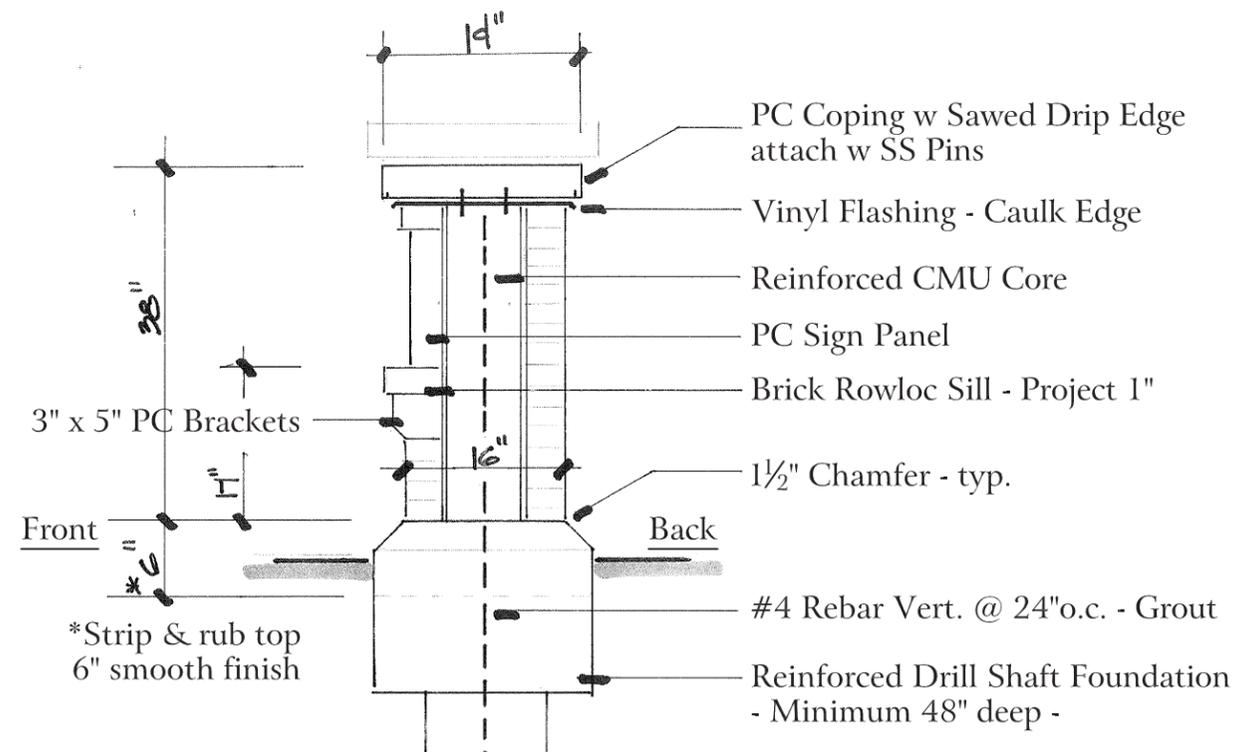
Monument Sign Notes :

1. Contractor shall submit color and material samples to owner for approval prior to construction.
2. Submit shop drawings for review to Landscape Architect and Owner for approval prior to fabrication.
3. Reinforced concrete foundation to be reviewed by a Structural Engineer provided by Contractor.
4. Contractor shall verify all existing conditions in the field prior to construction and shall notify Landscape Architect or any variance from construction drawings.
5. Contractor shall verify underground utility lines and is responsible for any damage.
6. Contractor shall secure and pay for all permits, fees, and inspection necessary for the proper execution of the work and comply with all codes applicable to this work.
7. Architectural Split Face CMU:
8. Brick Veneer - Type A
9. Brick Veneer - Type B
10. Architectural Precast as provided by Edwards Stone - or approved equal. Lettering Font - ArrusBT. Oversize 'C'

Signage Standards



DESIGN STANDARDS	PROPOSED STANDARDS	VILLAGE STANDARD	DEPARTURE
Secondary Sign			
Maximum Sign Area	37 s.f.	30 s.f.	7 s.f.
Maximum Height	48"	5'	none
Maximum Length	10'	6'	4'



Project Announcement Sign



Sign Face Is 24 SQ FT

DESIGN STANDARDS	PROPOSED STANDARDS	VILLAGE STANDARD	DEPARTURE
Project Announcement Signs	(Community Entrance Sign)	1 allowed	none
Material	MDO Plywood	Wood	none
Maximum Height	7'	Max. 7'	none
Location	noted	Located 20' from the edge of pavement and 20' from an adjacent property line shall be permitted.	none
Two-sided Signs	Noted	1 two-sided sign per development frontage may be displayed	none
Time Period	Must be removed upon the final sale of the last unit of the development.	Must be removed upon issue of first certification of occupancy or if construction exceeds 180 days	Yes



7'x4' Double Sided Information Billboard w/Custom Built Frame.
 3/8" MDO Painted Ronan Dark Blue w/White Vinyl.
 MDO Mounted To Custom Built Frame Made Out Of 4"x6" & 2"x4"
 Wooden Brace Painted Black.

14"x35" MDO Tack On Mounted To Top Of Billboard.
 3/8" MDO w/Digitally Printed Face.
 Qty: 2

Note: MDO Is Medium Density Overlay Panel Made Out Of Plywood.

Approximate Location

Sales Office Signs

DESIGN STANDARDS	PROPOSED STANDARDS	VILLAGE STANDARD	DEPARTURE
Sales Office Signs	Sales Center Sign	A sign indicating the location of the sales office for a real estate development.	none
Max. Size	Sales Center Sign = 4 sq. ft.	Max. 4 sq. ft. in area	none
Max. Height	Sales Center Sign = 4'	Max. height of 4'	none
Two-sided Signs	The Info Center Sign is single sided	Only commercial real estate signs may be double sided	none
Time Period	Must be removed upon the final sale of the last unit of the development.	Must be removed upon issue of first certification of occupancy or if construction exceeds 180 days	Yes



24"x24" Double Sided Information Center Sign. Back Of Sign Is Blank
 3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy.
 Back & Edges Of MDO Painted Ronan Dark Blue.
 Mounted To 1 Black Wooden 4"x4" Post Painted Black w/Wooden Topper Painted Black.