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

AGENDA
REGULAR ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, January 19, 2016
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, November 17, 2015.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of Site and Building Design plans for a proposed 24,500 square foot building addition and associated parking lot relocation for Half Day School, 239 Olde Half Day Road (Lincolnshire-Prairie View School District 103)

3.2 Consideration of Site and Building Design Plans for a proposed 14,000 square foot building addition for Laura B. Sprague Elementary School, 2425 Riverwoods Road (Lincolnshire-Prairie View School District 103)

3.3 Consideration of a Wall Signage Plan for Tri-State International Office Center, located at the southwest corner of Rt. 22 and Interstate Tollway 94 (CDW LLC and GA Tri-State Office Park LLC)

3.4 Preliminary review of Site Design, Landscape Plans and Building Elevations for a 44-unit Lincolnshire Trails Townhome PUD, 14600 Riverside Rd (KZF Development/Stack Real Estate)

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.

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

UNAPPROVED Minutes of the **ARCHITECTURAL REVIEW BOARD** held on Tuesday, November 17, 2015, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Gulatee, Hardnock, Kennerley, and Trustee Liaison Hancock.

ABSENT: Members Barranco and Jensen.

ALSO PRESENT: Stephen Robles, AICP - Village Planner and Steve McNellis, Community & Economic Development Director

CALL TO ORDER: Chairman Grover called the meeting to order at 7:03 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 Tuesday, October 20, 2015.

Member Gulatee moved and **Member Kennerley** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on October 20, 2015, as presented. The motion passed unanimously by voice vote.

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).

Director McNellis presented background on the 2013 Ordinance approving ground signage revisions throughout the Tri-State International Office Center, as well as the caveat in that Ordinance laying-out the approval process for any future sign changes.

Ted Garnett, Principal of Garnett Architects, noted he had worked earlier this year on building improvements at this site and had enjoyed working with the ARB on that approval process. He began his presentation by stating CDW would like to rebrand the site signage. He noted the renaming and color changes proposed were agreed-upon in CDW's lease, and have all been reviewed and approved by building management. He went on to mention there are no new signs proposed and the size and materials of the existing signs will remain the same. It's really just the naming conventions and color theme that will change.

Mr. Garnett introduced **Katie Conroy from Poblocki Sign** who worked on sign

design and will also be working on the installation. Ms. Conroy passed-around samples showing the two sign colors proposed. **Mr. Garnett** stated that they had tried to keep the design of the large Tollway sign fairly muted, with red accents that match the client's logo color. He noted this red will match the red of the new canopy on the west side of the building. He also reiterated that the proposal is merely for a replacement of existing sign panels with a new name and color. Mr. Garnett concluded his presentation.

Member Hardnock inquired if there were any existing obstruction issues with any of these signs, to which Mr. Garnett answered No. **Director McNellis** noted when the signage request was brought to the ARB in 2013 there was concern by the Homeowners Association in the adjacent Sutton Place Townhomes regarding the entry sign location. While the location was ultimately accepted by the HOA, it turns out that sign will now actually be moved further east away from them in conjunction with previously-approved CDW changes. Director McNellis noted he provided this information to the HOA President who did not think any of the changes contemplated would be a concern to his residents.

Member Gulatee asked when the signs were originally approved were they supposed to be lit? **Ms. Conroy** answered that the main two identification signs are currently lit, and the directional signs are not, per the previous approvals. She further noted the directional signs have reflective vinyl so they do pick up headlights. **Chairman Grover** asked if the current previously-approved landscaping for all ground signs would remain the same and in place. **Mr. Garnett** replied it would. **Chairman Grover** asked if the entry sign being moved east as part of the previously-approved CDW work will have the same landscaping replanted around it, to which Mr. Garnett replied it would.

Trustee Hancock inquired as to whether or not the sign was uplit or internally lit, to which Mr. Garnett noted it is currently internally-lit, as was previously-approved. **Member Gulatee** noted the proposed colors are CDW's corporate colors so he doesn't really have a problem with this.

Chairman Grover asked if Staff has a concern with the muted colors on the Tollway sign. **Director McNellis** stated Staff does not have a concern, in fact he agrees with CDW that the Tollway monument sign having a field primarily gray was less impactful than an all-red monument sign. **Mr. Garnett** stated he felt the muted gray was more in keeping with the muted colors of the building and just a bit more classy.

Member Kennerley inquired if the Tollway sign was currently lit in the evening? **Mr. Garnett** replied that it is, but he felt that for being a big sign, it is actually pretty unobtrusive.

Chairman Grover asked if there were any other questions or comments. Hearing none, he requested a motion.

Gulatee *moved and* ***Member Hardnock*** *seconded a motion 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, as presented.

The motion passed unanimously by voice vote.

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)

Chairman Grover closed the ARB meeting and opened the Public Hearing.

Village Planner Robles presented Staff's memorandum and noted earlier in the year, the ARB reviewed preliminary PUD plans for Pulte Home's townhome community on the northern 20 acres previously part of the Sedgebrook Campus. Although signage was included in the ARB's prior review, certain signage was not compliant with the Sign Control regulations, requiring Pulte to seek the variations presented at the night's ARB meeting. The variations for the permanent monument signs were due to a technicality in how the Village's sign regulations classified the proposed sign. Although the proposed signs were attached to decorative walls, they could not be classified as wall signs per Code. As a result, the monument sign dimensions were measured based on the walls the signs would be affixed, which exceeded the maximum dimensions permitted for sign length, height and sign area. The proposed sign variations for the temporary signage were due to the requested duration of display to permit the temporary signage to remain past the issuance of the first certificate of occupancy, which Code requires any such temporary to be removed. **Village Planner Robes** clarified that the secondary entry sign off Riverside Road was shown in the packet at 40 square feet in sign area, but was identified as 37 square feet in the public hearing notice. The error was a result of a misinterpretation in how the Village calculates sign area. Since the public notice included the smaller sign area, Pulte will revise the overall monument sign dimensions to comply with the 37 square foot sign area. Staff recommended approval of the requested sign variations subject to two revisions to be completed for Staff review and approval prior to Village Board action, as 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, and 2) the brick rowlock border around the Milwaukee Avenue sign panel shall also be included around the Riverside Road sign panel.

Greg Sagen, Signature Design Group, presented the proposed permanent monument signage and the requested variations. He noted the permanent monument signs were very detailed and ornate, and in keeping with Camberley Club and the Village of Lincolnshire. He also detailed the landscaping plan, which included a variety of evergreen shrubs, grasses, and perennials. **Mr. Sagan** confirmed the secondary Riverside Road monument sign would be shortened in height to comply with the public hearing notice and presented an alternate sign design based on Staff's conditions.

Member Kennerley expressed her support for the original sign design and felt it was easier to read and less busy. She agreed with Staff regarding the need to increase the sign base to match the Milwaukee Avenue monument sign.

Chairman Grover sought clarification if lighting and landscaping was included for both monument signs. **Village Planner Robles** confirmed that lighting would external by ground-mounted light fixtures, consistent with the Sign Code, as well as the landscaping.

Member Gulatee noted the sign copy of the Milwaukee Avenue monument sign appeared small in comparison with the wall and questioned if the sign panel should be increased. **Chairman Grover** offered that the sign panel could be increased by one foot on each side to address **Member Gulatee's** comment and not result in an increase in the variation request. **Member Kennerley** questioned what would be used with the extra space and expressed concern if it was just white space, and offered that kennerling of the letters could be used to spread the letters. There was a consensus amongst the ARB to increase the Milwaukee Avenue sign panel by one foot on each side.

Village Planner Robles sough the ARB's input on the Riverside Road secondary monument sign and the Staff requested revisions. **Chairman Grover and Member Gulatee** expressed their support for the original sign design. **Member Hardnock** noted that if the ARB's preference was for the original sign design, the column caps should match the Milwaukee Avenue wall caps for consistency. There was a consensus amongst the ARB for the column caps to be consistent on both monument walls.

Adam Rak, Wills Burke Kelsey Associates, presented the proposed temporary project announcement sign and temporary real estate sign designs and noted the design were enhanced to account for the request extension in the display period. He continued that the request to permit the display of the temporary signs until the sale of the last unit of the development would allow Pulte Homes the ability to continue to market the development in order to expedite sales of units.

Chairman Grover expressed concern regarding the potential duration of time the temporary signs would be displayed and questioned if such extensions were done elsewhere in the Village. **Village Planner Robles** confirmed that similar temporary sign extensions were granted for the Lincolnshire Place condominium project on South Village Green and for Sedgebrook.

Discussion ensued regarding the ARB's comfort in the variation requests to extend the permitted display for temporary signage. The ARB determined that a refresh of the sign panel for the temporary project announcement sign should be required at a point during the display period to prevent the sign from becoming stale.

Village Planner Robles requested confirmation from Mark Mastrorocco, Pulte Home Corporation, to incorporate the findings of fact into the public record. **Mr. Mastrorocco** confirmed.

There being no further public comment, **Chairman Grover** closed the Public Hearing and reconvened the regular meeting of the ARB.

Chairman Grover sought any more questions or comments from the ARB. There being none, requested a motion.

Member Hardnock *moved and* ***Member Kennerley*** *seconded a motion to approve 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 the following:*

1. *The Milwaukee Avenue monument ground sign panel be extended in length to 2 feet to improve the sign proportion related to the wall size.*
2. *The end columns and concrete base of the Riverside Road monument ground sign be consistent in design with the end columns and base of the Milwaukee Avenue wall.*
3. *The Riverside Road monument ground sign area be revised to 37 square feet, consistent with the advertised public hearing notification.*
4. *Temporary Project Announcement Sign to be refreshed at a time during the display period, as determined by Staff, to insure it remain updated and relevant, and not become stale.*

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Village Planner Robles informed the ARB that he will be resigning as the Village Planner for Lincolnshire as he had accepted a new position with the City of Naperville. He continued that he had enjoyed his nine years with the Village and with the ARB, and wished the ARB and the Village the best.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Grover** adjourned the meeting at 8:29 p.m.

Minutes submitted by Stephen Robles - AICP, Village Planner and Steve McNellis, Director of Community and Economic Development.

REQUEST FOR BOARD ACTION
Architectural Review Board Meeting
January 19, 2016

Subject:	Half Day School (239 Olde Half Day Road) and Sprague Elementary School (2425 Riverwoods Road)
Action Requested:	Consideration of Site and Building Design Plans for a proposed 24,500 square foot building addition and associated parking lot relocation for Half Day School & 14,000 square foot building addition for Sprague Elementary School
Petitioner:	Lincolnshire-Prairie View School District 103
Originated By/Contact:	Steve McNellis, Director Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board & Zoning Board

Background:

- School District 103 proposes additions to Half Day School and Laura B. Sprague Elementary School, as detailed in the attached presentation packet, to respond to increased enrollment and capacity issues throughout the District.
- The Half Day School site has maintained school operations since the early 1800's. The school was annexed to the Village of Lincolnshire in 1972, closed in the 1980's, and subsequently modernized and reopened in 1992. Additional land annexed and added to the west side of the school property in 1996 accommodated a parking lot for the most recent building expansion.
- Sprague Elementary School was constructed in 1963 on property annexed to the Village in 1959. Sprague completed building expansions in 1967, 1990 and 1994.
- The Zoning Board held Public Hearings on January 12th to consider requests for new Special Use Permits related to the overall school properties, and specifically to the proposed building additions at both schools and parking lot relocation at Half Day School.

Project Summary:

<u>3.1 Half Day School</u>

- The proposed 2-story building expansion at Half Day School contemplates a 24,500 square foot addition and relocation of an existing parking lot on the west side of the lot to accommodate the proposed building addition.
- The relocated parking lot will be redesigned for improved circulation and increased in size from 39 spaces to 42. Total parking on-site is increased to 80 spaces, in compliance with Village Code requirements.
- Landscape screening is added along the west property line shared with a single-family residential home, to provide a buffer from the relocated parking lot.
- The building addition has been designed to match existing brick materials and color. Window design has been slightly altered from the existing building design in layout, size and pattern. This is reflective of the interior design plan which has been designed around a more modern classroom layout.
- The expansion in impervious area at Half Day School requires an expansion in the existing detention pond at the southwest corner of the property, per Lake County Stormwater Management Commission.

3.2 Sprague Elementary School

- The proposed 14,000 square foot 2-story building addition at Sprague Elementary School would be located on the southwest corner of the existing building, adjacent to the School's gymnasium.
- Landscape screening has been added in an effort to break-up the expanse of windows on the south building elevation and to address sun glare concerns along that elevation (see attached Sun Study).
- The building addition has been designed with the north and south elevations consisting primarily of three types of glass; clear vision, tinted and clear glazing over gray backing to conceal structural and mechanical elements. The west building elevation and accents on the north and south elevations are brick veneer to match the existing building.
- Much of the Sprague Elementary expansion area is currently asphalt, so the increase in impervious surface is minimal and Lake County SMC will not require a detention pond.

Request Summary:
The requests for both schools include consideration of Site and Building Design Plans, which consist of: Site Plans, Landscape Plans, Building Elevations, Building colors and materials, Rooftop Equipment Screening plans and Photometric plans.

Staff Comments:
3.1 Half Day School

- ***Overall Design Compatibility*** – The use of matching building material helps provide compatibility between the existing and new structures. As to design details, Staff initially questioned the window sizes and placement, and the use of fiber cement wall panels as window dividers and accents. Staff agrees with the Architects that the proposed design has provides rhythm to the window bays by matching the sill and head elevations between the existing building and new addition.

  However, Staff recommends the ARB further consider the reasoning behind the fiber cement wall panels and determine if this material is appropriate where proposed.

- ***Rooftop Equipment Screening*** – Proposed rooftop equipment screens on Half Day School are a corrugated metal material, in an off-white color. Village Code states rooftop equipment screens "shall be the same materials used in the building walls or a visually similar and compatible material". In practice, the Village consistently permits dryvit or metal screens. In this case, Staff does not disagree with the material or color.

  Staff recommends the ARB consider whether or not the horizontal ribs are appropriately spaced for compatibility with the addition. Staff also recommends aluminum coping to match that found on the building to help tie the design together. It's important the screen look like an architectural element and not a dated corrugated metal wall.

- ***Chainlink Fence*** – An existing chainlink fence has been located along the south property line for many years, in order to provide a barrier from Rt. 22 traffic. With the expansion of the detention pond at the southwest corner of the property, it's possible the fence will have to be removed in that area. Replacement of that fence has been contemplated by the School District.

Given chainlink fencing is a prohibited material in the Village's Fences & Screens Code, Staff recommends chainlink fence removed be replaced only with code-compliant fencing. Staff also encourages the School District to develop a phased plan to eliminate this prohibited material over a reasonable period of time.

3.2 Sprague Elementary School

- ***Window Design/Glazing*** – There is extensive use of glazing on the north and south building elevations. These glass ribbons are comparable to those found throughout the building, with the main exceptions that they are two stories here and have a more jagged design style rather than rigid horizontal lines. The proposed glazing has positive benefits as it breaks-up what could be a monolithic brick wall, such as the one on the adjacent gymnasium. Further, the use of a Low-E glass minimizes the impacts of glare from this extensive window design on neighboring properties. However, two stories of extensive window glazing can have a substantial impact in comparison with one-story glass elevations seen elsewhere on this building.

  The ARB should consider those impacts and determine if the proposed foundation landscape screening is sufficient to break-up the window façade.

- ***Rooftop Equipment Screening*** – Proposed rooftop equipment screens on Sprague Elementary School are a corrugated metal material, painted a grayish sandstone color. Village Code states rooftop equipment screens "shall be the same materials used in the building walls or a visually similar and compatible material". In practice, the Village consistently permits dryvit or metal screens.

  In this case, Staff recommends the ARB consider whether or not the horizontal ribs are appropriately spaced to be compatible with the building. Staff also recommends adding aluminum coping to match that found on the building to help tie the design together. Further, Staff recommends a color more compatible with the building brick. It's important the screen look like an architectural element and not a dated corrugated metal wall.

- ***South Property Line Screening*** - In considering the glass expanse on the building addition south elevation and reviewing the Sun Study, Staff is concerned screening for adjacent residential properties may not be adequate. The Architects propose to address sun glare screening for the most-impacted homes by adding evergreens along the property line in areas southwest of the addition and along the south building elevation of the new addition. The problem is that between the limited space along the south property line and the grade change, planting trees south of the parking spaces cannot be accomplished on this site. Only the area southwest of the proposed addition has sufficient room to add evergreens. In reviewing the requested Special use at their January 12th Public Hearing, the Zoning Board deferred to the ARB to consider alternate or additional solutions for screening along the south property line

  Staff recommends the ARB give due consideration to the appropriateness of the landscape screening proposed along the south property line.

  There is also a lack of green buffering along the south property line, between the parking area and south property line. Village Code requires a landscape screen in these locations (similar to the landscape buffer proposed west of the Half Day School parking lot relocation).

Concern about this gap in landscaping was voiced by a resident who lives immediately behind the proposed addition.

Staff recommends a landscape hedge, a minimum 3' tall at planting, be provided where grades are possible along the south property line in locations adjacent to the parking lot.

Staff Recommendations:
Staff recommends approval of the proposed additions and related site work for both the Half Day School and Sprague Elementary School, with the following conditions:

3.1 Half Day School
1) Aluminum coping to match that proposed for the roof line of the building addition be added to all four sides at the top of the rooftop screening panels to provide compatibility with the building elevations.

2) Chainlink fence that is removed shall be replaced only with code-compliant fencing. A phased plan to eliminate prohibited chainlink fence material over a reasonable period of time shall be provided.

3.2 Sprague Elementary School
1) Aluminum coping to match that proposed for the roof line of the building addition be added to all four sides at the top of the rooftop screening panels to provide compatibility with the building elevations.

2) Rooftop screening panels should be of a color similar to, and compatible with, the building brick.

3) A landscape hedge, a minimum 3' tall at time of planting, be provided where grades are possible along the south property line in those locations adjacent to the parking lot.

ARB Motions:
3.1 Half Day School
The Architectural Review Board moves to approve and recommend to the Village Board approval of Site and Building Design Plans for a proposed 24,500 square foot building addition and associated parking lot relocation for Half Day School, located at 239 Olde Half Day Road, as presented at a meeting held January 19, 2016 and in a presentation packet dated January 11, 2016 from Wight & Company, with cover letter dated January 14, 2016, and further subject to . . . . . .

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

3.2 Sprague Elementary School
The Architectural Review Board moves to approve and recommend to the Village Board approval of Site and Building Design Plans for a proposed 14,000 square foot building addition for Sprague Elementary School, located at 2425 Riverwoods Road, as presented at a meeting held January 19, 2016 and in a presentation packet dated January 11, 2016 from Wight & Company, with cover letter dated January 14, 2016, and further subject to . . . . . .

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

Reports and Documents Attached:

- Presentation Packet from Wight & Company, dated January 11, 2016.

Meeting History	
Preliminary Evaluation (COW meeting)	December 14, 2015
Zoning Board - Public Hearings	January 12, 2016
Current ARB Review of Revised Ground Signage	January 19, 2016

LEADERS IN LEARNING

Lincolnshire-Prairie View School District 103
Administration Offices
1370 Riverwoods Road • Lincolnshire, Il 60069
847/295-4030 • FAX 847/295-9196
http://www.d103.org

Scott H. Warren, Ed.D.
Superintendent

January 14, 2016

Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Dear Architectural Review Board and Chairman Wes Grover,

Lincolnshire – Prairie View School District 103 is a longstanding institution within the Village of Lincolnshire, and both Half Day School and Laura B. Sprague Elementary School are longstanding facilities as well. Portions of the Half Day School site are currently zoned either residential or business, and the Laura B. Sprague Elementary School site is currently zoned residential. As the Village's zoning ordinance has evolved, both of these schools are now identified as allowable special uses within these zoning districts, and as such require Special Use permits should the District need to further develop these school sites. The District currently has just that need, and is seeking approval to build additions at Half Day School and Laura B. Sprague Elementary School.

Half Day School currently serves students in the third and fourth grades. The existing building is two stories and has a footprint of approximately 43,700sf; with a total building area of approximately 56,300sf. The District would like to relocate its fifth grade student population to Half Day School to provide what the District believes is a better and more age appropriate educational model, as well as address parent concerns about this very issue. In order to accommodate the fifth grade student population, the District seeks to build a new classroom addition at Half Day School. This addition would be two stories and have an approximate footprint of 12,250sf; or a total area of 24,500sf over both floors.

Laura B. Sprague Elementary School serves students in kindergarten through second grade, as well as the District's early childhood program. The existing building is one story and has a total building area of approximately 60,800sf. The District's early childhood program is growing, and the building currently has no available space for that growth. The early childhood program is critical to provide many students with the educational head start they need in order to be academically successful. In order to accommodate the growth of the early childhood program, the District seeks to build a new classroom addition at Laura B. Sprague Elementary School. This addition would be two stories and have an approximate footprint of 7,000sf; or a total area of 14,000sf over both floors.

Thank you for your shared commitment in the service of our community.

Sincerely,

Scott H. Warren

Scott Warren

Village of Lincolnshire
Architectural Review Board Submittal Packet

Lincolnshire – Prairie View School District 103
Additions to Half Day School and Laura B. Sprague Elementary School

January 11, 2016

Lincolnshire Prairie View School District 103
1370 N. Riverwoods Road
Lincolnshire, IL 60069

Prepared by:
Wight & Company
2500 North Frontage Road
Darien, IL 60561
630-969-7000

A/E Project No. 02-5467-06

Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103

Additions to Half Day School

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Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Half Day School

Civil Drawings

January 11, 2016

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX		
BUSH/SHRUB		
CATCH BASIN		C.O.
CLEANOUT	CO	C.O.
COMBINE SEWER LINE		
CONTOUR	708	708
CULVERT		
DITCH/SWALE		
ELECTRIC LINE	E	E
ELECTRIC MANHOLE		
FENCE	X X X X	X X X X
FIRE HYDRANT		
FLARED END SECTION		
GAS LINE	G	G
GAS MANHOLE		
GAS VALVE		
INLET		
LIGHT POLE		
OVERHEAD WIRES	A	A
POWER POLE		
R.O.W LINE		
R.O.W MARKER		
SANITARY FORCEMAIN LINE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SIGN		
SPOT ELEVATION	x850.00	x850.0
STORM SEWER LINE		
STORM SEWER MANHOLE		
TELEPHONE LINE	T	T
TELEPHONE MANHOLE		
TELEPHONE BOX/PEDESTAL		
TREE-CONIFEROUS (SIZE/TAG#)	345	345
TREE-DECIDUOUS (SIZE/TAG#)	12"	12"
VALVE BOX		
VALVE VAULT		
WATER VALVE		
WATERMAIN LINE	W	W

LEGEND

- BITUMINOUS SURFACE REMOVAL 2" COLD MILL
- SIDEWALK REMOVAL
- CONCRETE CURB REMOVAL
- SAWCUT
- FENCE REMOVAL
- UTILITY ABANDON
- STRUCTURE REMOVAL
- TREE/SHRUB REMOVAL
- ROOT PRUNE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE

N

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

LEADERS IN LEARNING
LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103

Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

GHA JOB #4521.100

GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL 60061
TEL 847.478.9700 ▪ FAX 847.478.9701

REV	DESCRIPTION	DATE

DESCRIPTION	DATE
ZONNING BOARD SUBMITTAL	01.04.2015
COMMITTEE OF THE WHOLE SUBMITTAL	12.04.2015

HALF DAY INTERMEDIATE SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

EXISTING CONDITIONS / DEMOLITION PLAN

Project Number:
02-5467-05
Drawn By:
LLM
Sheet:

C1.0

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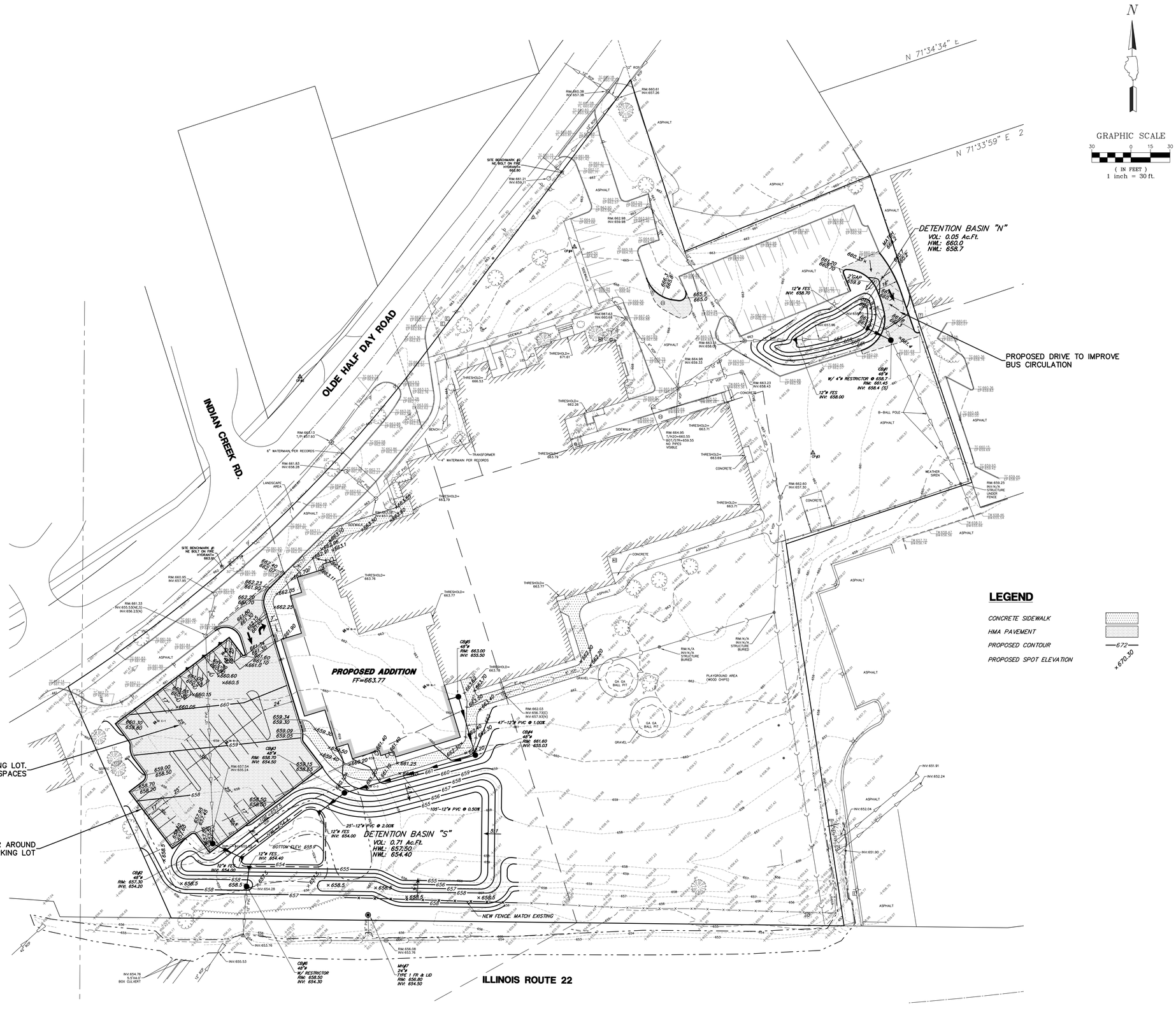

LEADERS IN LEARNING
LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103

Wight

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wightco.com
2500 North Frontage Road
Darien, IL 60561
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F 630.969.7979

GHA JOB #4521.100

GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL 60061
TEL 847.478.9700 ▪ FAX 847.478.9701

REV	DESCRIPTION	DATE

DESCRIPTION	DATE
PER VILLAGE COMMENTS	01.08.2016
ZONNING BOARD SUBMITTAL	01.04.2015
COMMITTEE OF THE WHOLE SUBMITTAL	12.04.2015

HALF DAY INTERMEDIATE SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

PRELIMINARY SITE PLAN

Project Number:
02-5467-05
Drawn By:
LLM
Sheet:

C2.0

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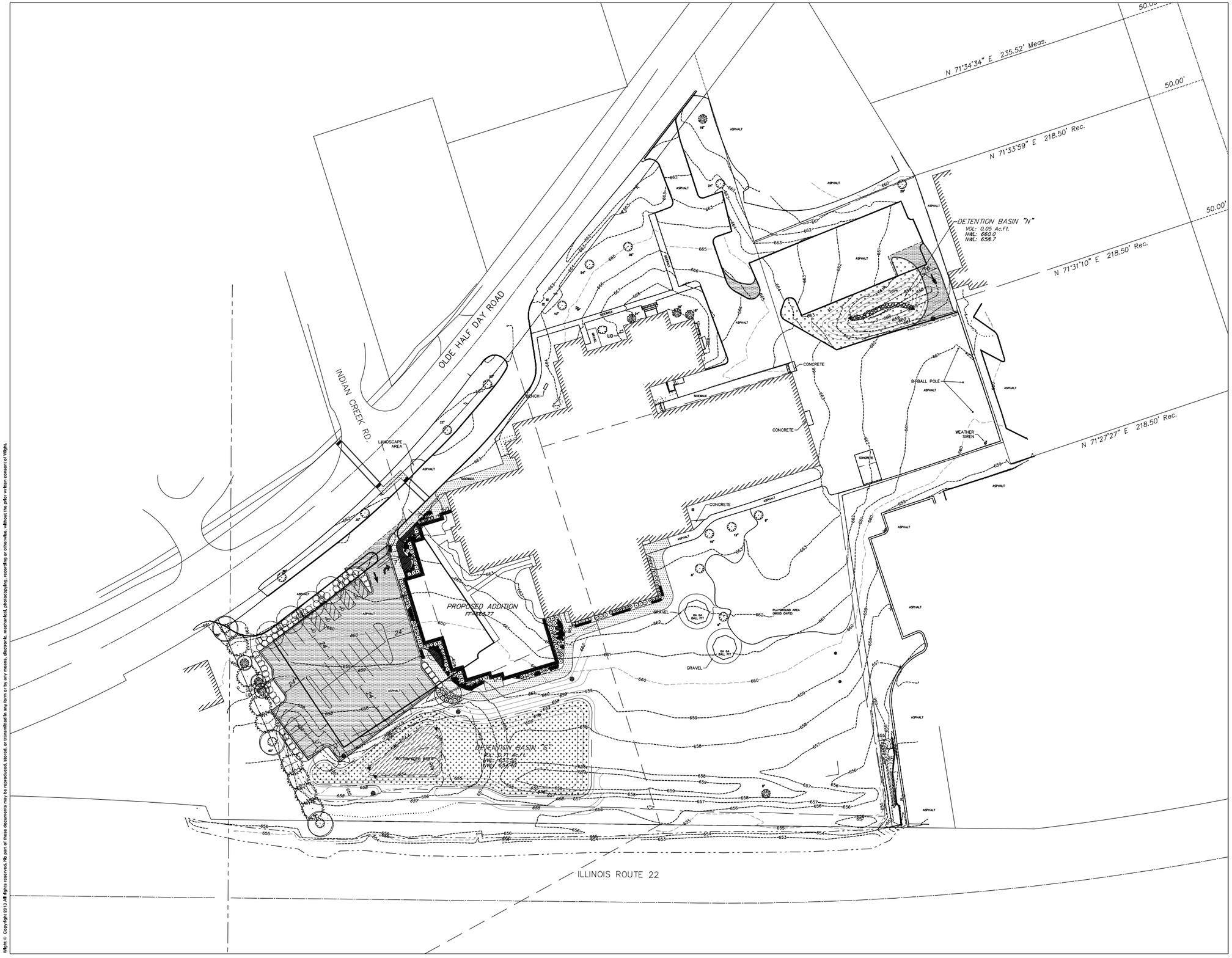
Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Half Day School

Landscape Drawings

January 11, 2016



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LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103

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TEL 847.478.9700 ▪ FAX 847.478.9701

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GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

REV	DESCRIPTION	DATE

DESCRIPTION	DATE
ZONING BOARD REVISION 1	01.12.2016
ZONING BOARD SUBMITTAL	01.04.2016

HALF DAY INTERMEDIATE SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

OVERALL LANDSCAPE PLAN

Project Number:
02-5467-05
Drawn By:
LLM
Sheet:

L1.00

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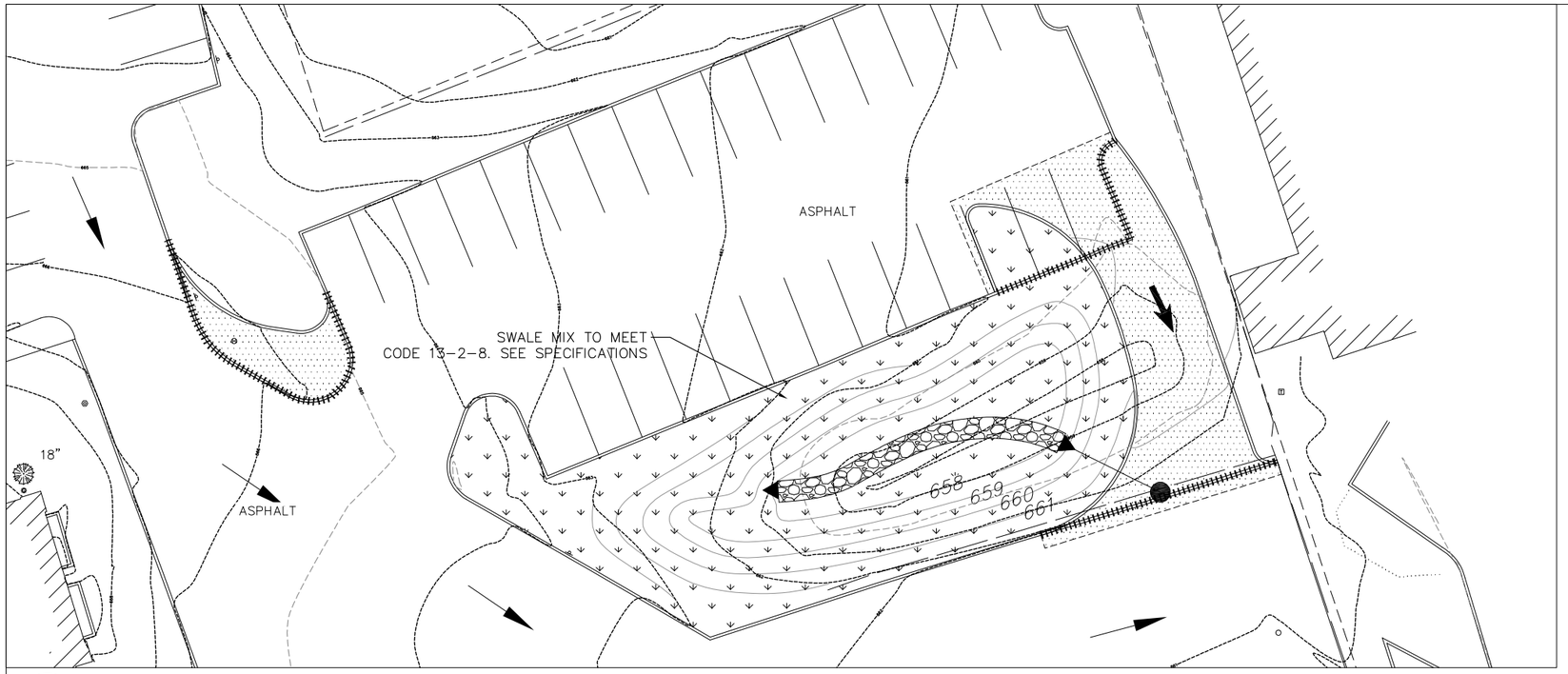
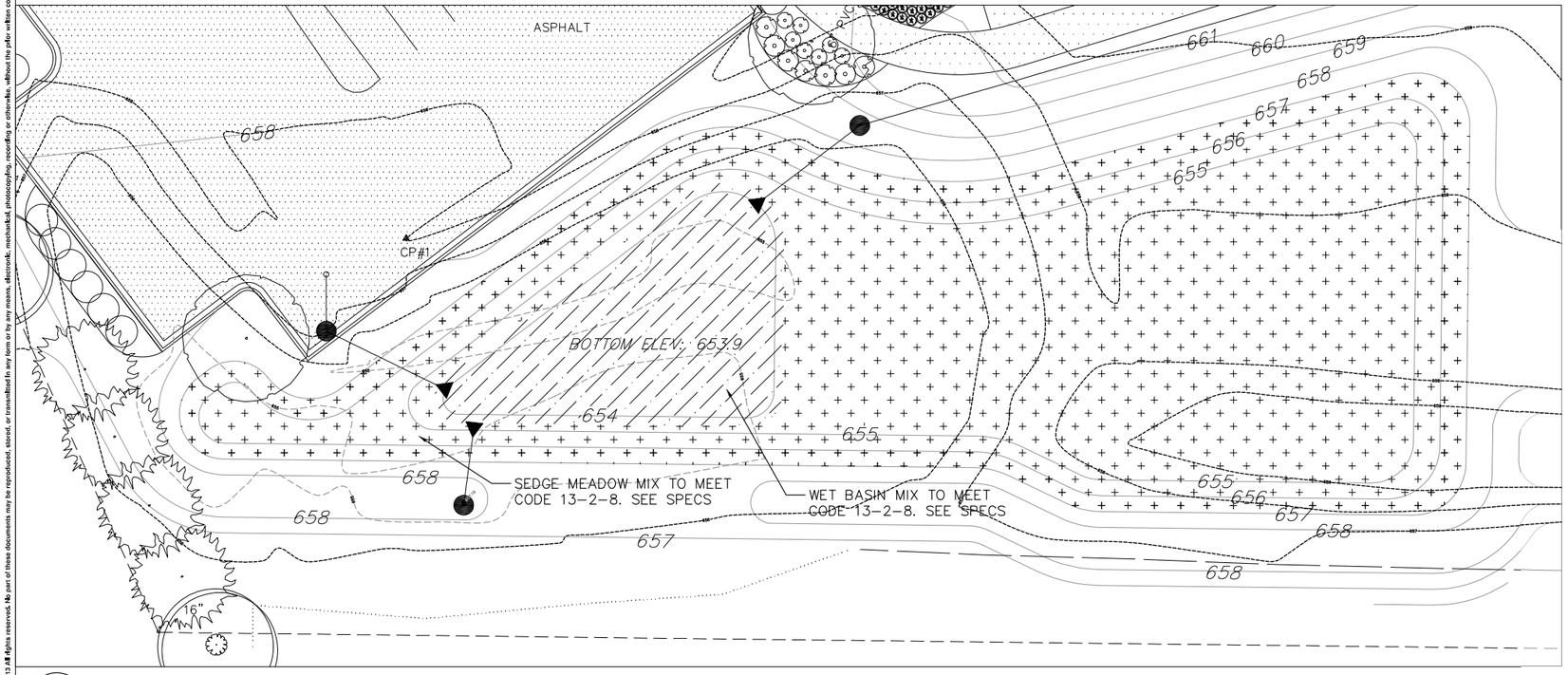


ES1
L1.01
ENLARGED LANDSCAPE PLAN–DETENTION AREA 'N'
SCALE: 1'=10'



ES2
L1.01
ENLARGED LANDSCAPE PLAN–DETENTION AREA 'S'
SCALE: 1'=10'

LEGEND

- CONCRETE SIDEWALK
- HMA PAVEMENT
- PROPOSED CONTOUR — 672
- RIVER COBBLE (4–8" DIA.)
- LOW GROWING SWALE MIX
- WET BASIN MIX
- SEDGE MEADOW MIX
- GROUND COVER
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED LARGE SHRUB (4–8' WIDTH)
- PROPOSED MEDIUM SHRUB (3–4' WIDTH)
- PROPOSED SMALL SHRUB/ GRASS
- PROPOSED PERENNIAL

PLANT SCHEDULE

QTY	KEY	Botanical Name	Common Name	Size	Root	Spacing
SHADE TREES						
5	GIBI	*Ginko biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	3" caliper	B&B	as shown
1	QUBI	*Quercus bicolor*	Swamp White Oak	3" caliper	B&B	as shown
ORNAMENTAL/ EVERGREEN TREES						
3	ABCO	*Abies concolor*	White Fir	8'	B&B	as shown
2	MAAN	*Magnolia 'Ann'*	Ann Magnolia	8'	B&B	as shown
5	PIPU	*Picea pungens*	Colorado Blue Spruce	8'	B&B	as shown
EVERGREEN SHRUBS						
	BUGV	*Buxus x 'Green Velvet'*	Green Velvet Boxwood	#5	cont.	as shown
	JUVI	*Juniperus virginiana 'Grey Owl'*	Grey Owl Juniper	36"	B&B	as shown
DECIDUOUS SHRUBS						
	COST	*Cornus stolonifera 'Farrow'*	Arctic Fire Red Twig Dogwood	#5	cont.	as shown
	HYQU	*Hydrangea quercifolia 'Munchkin'*	Munchkin Oakleaf Hydrangea	#5	cont.	as shown
	RHAR	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	#7	cont.	as shown
	RIAL	*Ribes alpinum*	Alpine Currant	#5	cont.	as shown
	SYPA	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	#7	cont.	as shown
PERENNIALS						
	ACOG	*Acorus gramineus 'Ogon'*	Golden Variegated Sweet Flag	#1	cont.	18" o.c.
	ASAR	*Astilbe x arendsii 'Deutschland'*	Deutschland Astilbe	#2	cont.	as shown
	DEGR	*Deutzia gracilis*	Fairview Fraiser Deutzia	#1	cont	as shown
	COVE	*Coreopsis verticillata 'Moonbeam'*	Moonbeam Coreopsis	#1	cont.	as shown
	EPYO	*Epimedium x youngianum 'Niveum'*	Bishop's Hat	#1	cont.	as shown
	FEGL	*Festuca glauca 'El jah Blue'*	Elijah Blue Fescue	#1	cont.	as shown
	HEOB	*Heuchera x 'Obsidian'*	Obsidian Coral Bells	#1	cont.	as shown
	HOBL	*Hosta x 'Bright Lights'*	Bright Lights Hosta	#2	cont.	as shown
	HOPA	*Hosta x 'Patriot'*	Patriot Hosta	#2	cont.	as shown
	MAST	*Matteuccia struthiopteris*	Ostrich Fern	#2	cont.	as shown
	PAVI	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	#2	cont.	as shown
	PEAL	*Pennisetum alopecuroides 'Hamelin'*	Dwarf Fountaingrass	#1	cont.	as shown
	SAMA	*Salvia 'May Night'*	May Night Sage	#1	cont.	as shown
GROUNDCOVER						
	COAU	*Coreopsis auriculata 'Nana'*	Dwarf Tickseed	PLG	TRAY	10" o.c.
	OPPL	*Ophiopogon planiscapus 'Ebknizam'*	Ebony Knight Mondo Grass	PLG	TRAY	10" o.c.
	VIMI	*Vinca minor*	Periwinkle	PLG	TRAY	10" o.c.

LEADERS IN LEARNING
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REV	DESCRIPTION	DATE

DESCRIPTION	DATE
ZONING BOARD REVISION 1	01.12.2016
ZONING BOARD SUBMITTAL	01.04.2016

HALF DAY INTERMEDIATE SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

ENLARGED DETENTION AREAS

Project Number:
02-5467-05
Drawn By:
LLM
Sheet:
L1.01

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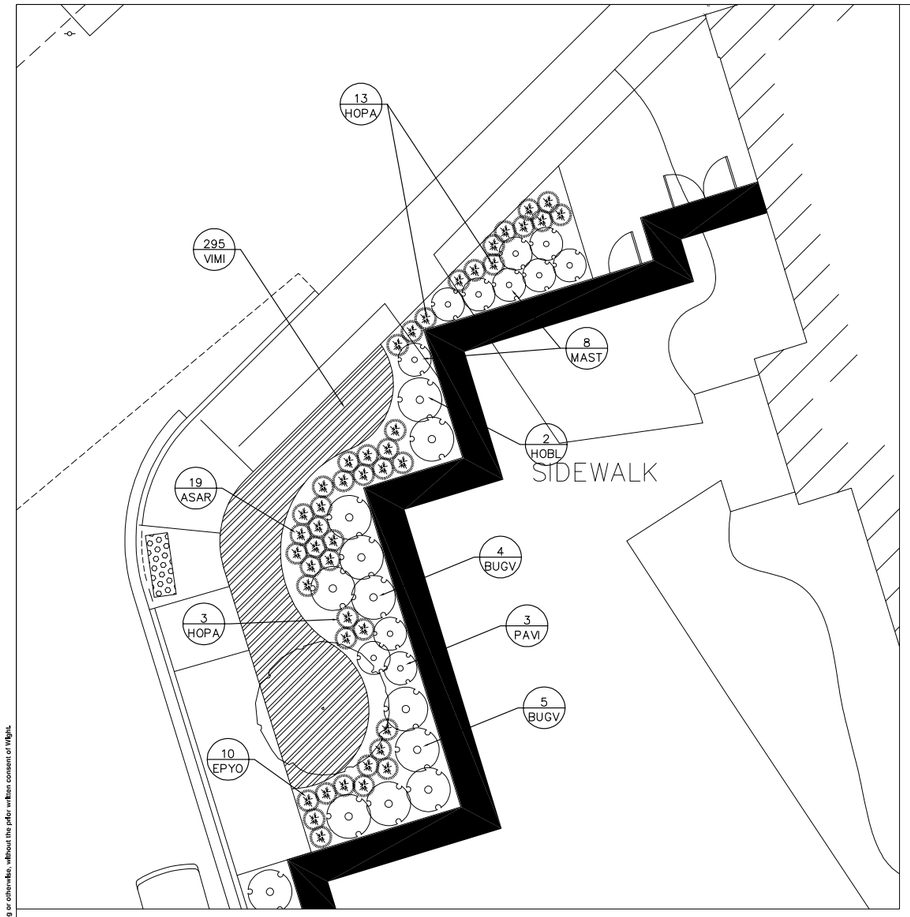
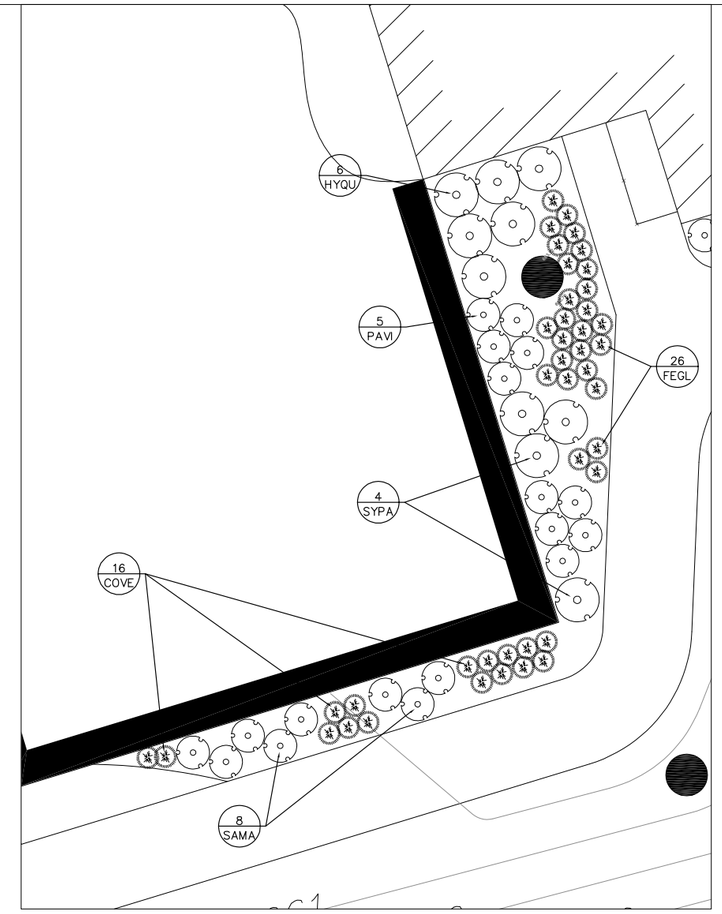
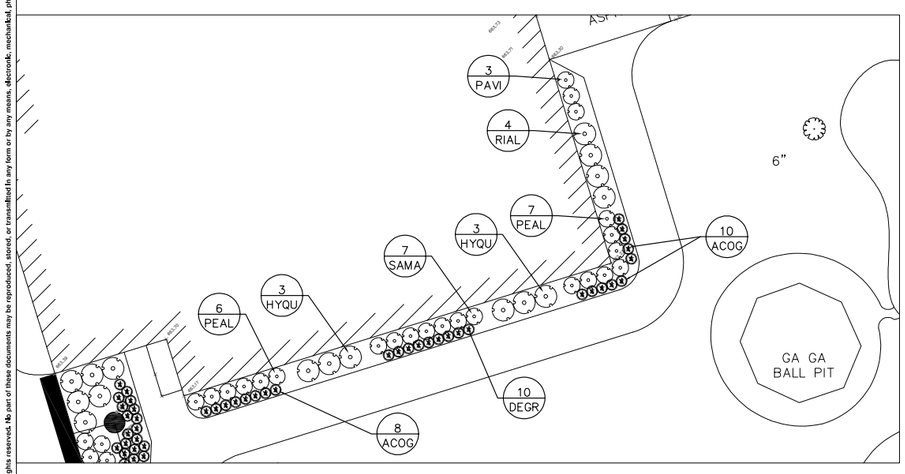


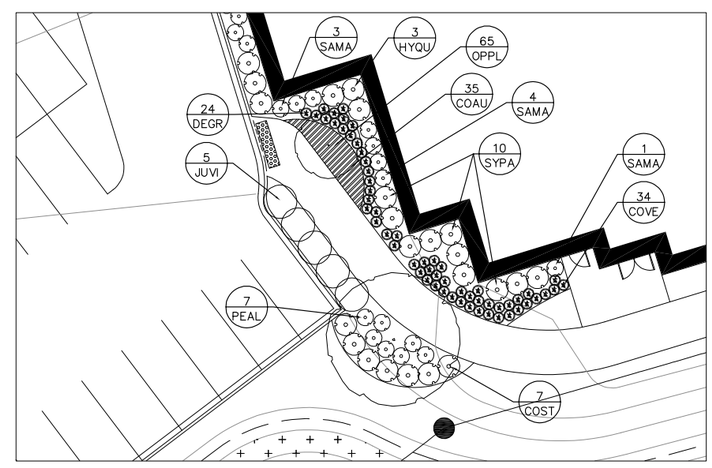
ES3 L1.02 ENLARGED LANDSCAPE PLAN–FRONT ENTRANCE
SCALE: 1'=5'



ES5 L1.02 ENLARGED LANDSCAPE PLAN
SCALE: 1'=5'



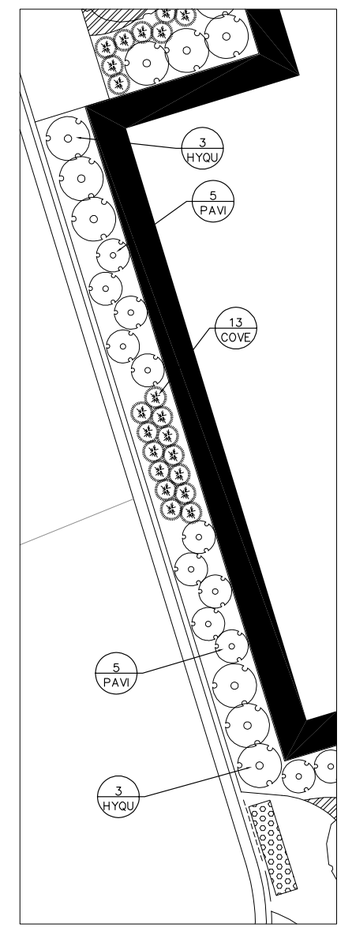
ES4 L1.02 ENLARGED LANDSCAPE PLAN
SCALE: 1'=10'



ES6 L1.02 ENLARGED LANDSCAPE PLAN– SOUTH ENTRANCE
SCALE: 1'=10'

LEGEND

- CONCRETE SIDEWALK
- HMA PAVEMENT
- PROPOSED CONTOUR — 672 —
- RIVER COBBLE (4–8" DIA.)
- LOW GROWING SWALE MIX
- WET BASIN MIX
- SEDGE MEADOW MIX
- GROUND COVER
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED LARGE SHRUB (4–8' WIDTH)
- PROPOSED MEDIUM SHRUB (3–4' WIDTH)
- PROPOSED SMALL SHRUB/ GRASS
- PROPOSED PERENNIAL



ES7 L1.02 ENLARGED LANDSCAPE PLAN
SCALE: 1'=5'

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REV	DESCRIPTION	DATE

DESCRIPTION	DATE
ZONING BOARD REVISION 1	01.12.2016
ZONING BOARD SUBMITTAL	01.04.2016

HALF DAY INTERMEDIATE SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

ENLARGED LANDSCAPE PLANS

Project Number:
02-5467-05
Drawn By:
LLM
Sheet:
L1.02

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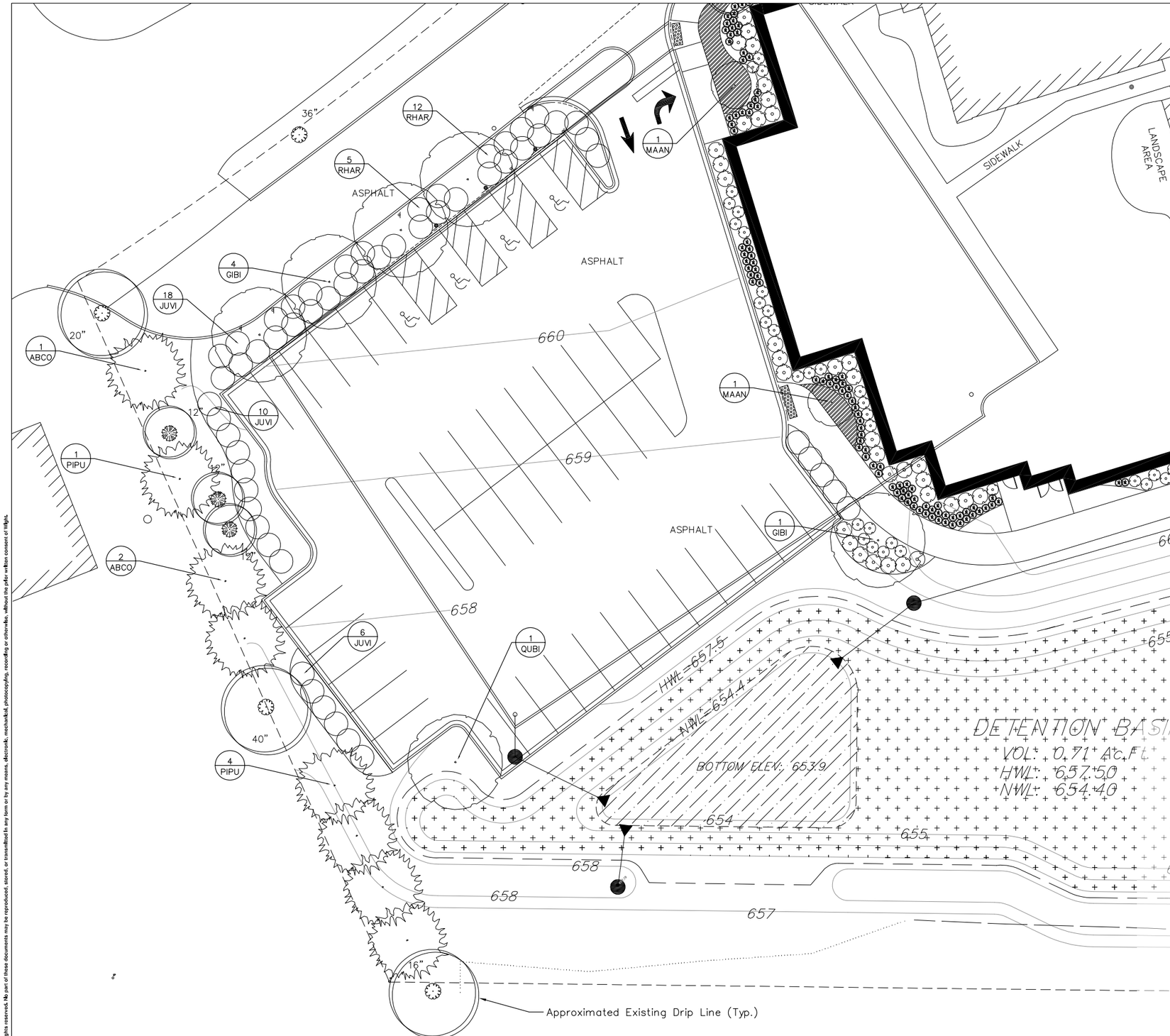

TP1
L1.03
ENLARGED TREE PLAN– WEST PROPERTY LINE SCREENING
SCALE: 1"=10'

LEGEND

- CONCRETE SIDEWALK
- HMA PAVEMENT
- PROPOSED CONTOUR — 672 —
- RIVER COBBLE (4–8" DIA.)
- LOW GROWING SWALE MIX
- WET BASIN MIX
- SEDGE MEADOW MIX
- GROUND COVER
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED LARGE SHRUB (4–8' WIDTH)
- PROPOSED MEDIUM SHRUB (3–4' WIDTH)
- PROPOSED SMALL SHRUB/ GRASS
- PROPOSED PERENNIAL

PLANT SCHEDULE

QTY	KEY	Botanical Name	Common Name	Size	Root	Spacing
SHADE TREES						
5	GIBI	*Ginko biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	3" caliper	B&B	as shown
1	QUBI	*Quercus bicolor*	Swamp White Oak	3" caliper	B&B	as shown
ORNAMENTAL/ EVERGREEN TREES						
3	ABCO	*Abies concolor*	White Fir	8'	B&B	as shown
2	MAAN	*Magnolia 'Ann'*	Ann Magnolia	8'	B&B	as shown
5	PIPU	*Picea pungens*	Colorado Blue Spruce	8'	B&B	as shown
EVERGREEN SHRUBS						
	BUGV	*Buxus x 'Green Velvet'*	Green Velvet Boxwood	#5	cont.	as shown
	JUM	*Juniperus virginiana 'Grey Owl'*	Gray Owl Juniper	36"	B&B	as shown
DECIDUOUS SHRUBS						
	COST	*Cornus stolonifera 'Farrow'*	Arctic Fire Red Twig Dogwood	#5	cont.	as shown
	HYGU	*Hydrangea quercifolia 'Munchkin'*	Munchkin Oakleaf Hydrangea	#5	cont.	as shown
	RHAR	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	#7	cont.	as shown
	RIAL	*Ribes alpinum*	Alpine Currant	#5	cont.	as shown
	SYPA	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	#7	cont.	as shown
PERENNIALS						
	ACOG	*Acorus gramineus 'Ogon'*	Golden Variegated Sweet Flag	#1	cont.	18" o.c.
	ASAR	*Astilbe x arendsii 'Deutschland'*	Deutschland Astilbe	#2	cont.	as shown
	DEGR	*Deutzia gracilis*	Crème Fraiche Deutzia	#1	cont.	as shown
	COVE	*Coreopsis verticillata 'Moonbeam'*	Moonbeam Coreopsis	#1	cont.	as shown
	EPHO	*Epimedium x youngianum 'Niveum'*	Bishop's Hat	#1	cont.	as shown
	FEGL	*Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue	#1	cont.	as shown
	HECR	*Heuchera x 'Obsidian'*	Obsidian Coral Bells	#1	cont.	as shown
	HOBL	*Hosta x 'Bright Lights'*	Bright Lights Hosta	#2	cont.	as shown
	HOPA	*Hosta x 'Patriot'*	Patriot Hosta	#2	cont.	as shown
	MAST	*Matteuccia struthiopteris*	Ostrich Fern	#2	cont.	as shown
	PAVI	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	#2	cont.	as shown
	PEAL	*Pennisetum alopecuroides 'Hameln'*	Dwarf Fountaingrass	#1	cont.	as shown
	SAMA	*Salvia 'May Night'*	May Night Sage	#1	cont.	as shown
GROUNDCOVER						
	COAU	*Coreopsis auriculata 'Nana'*	Dwarf Tickseed	PLG	TRAY	10" o.c.
	OPPL	*Ophiopogon planiscapus 'Ebony Knight'*	Ebony Knight Mondo Grass	PLG	TRAY	10" o.c.
	VIMI	*Vinca minor*	Periwinkle	PLG	TRAY	10" o.c.

LEADERS IN LEARNING
LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103

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REV	DESCRIPTION	DATE
	ZONING BOARD REVISION 1	01.12.2016
	ZONING BOARD SUBMITTAL	01.04.2016
	DESCRIPTION	DATE

HALF DAY INTERMEDIATE SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

TREE PLAN

Project Number:
02-5467-05
Drawn By:
LLM
Sheet:
L1.03

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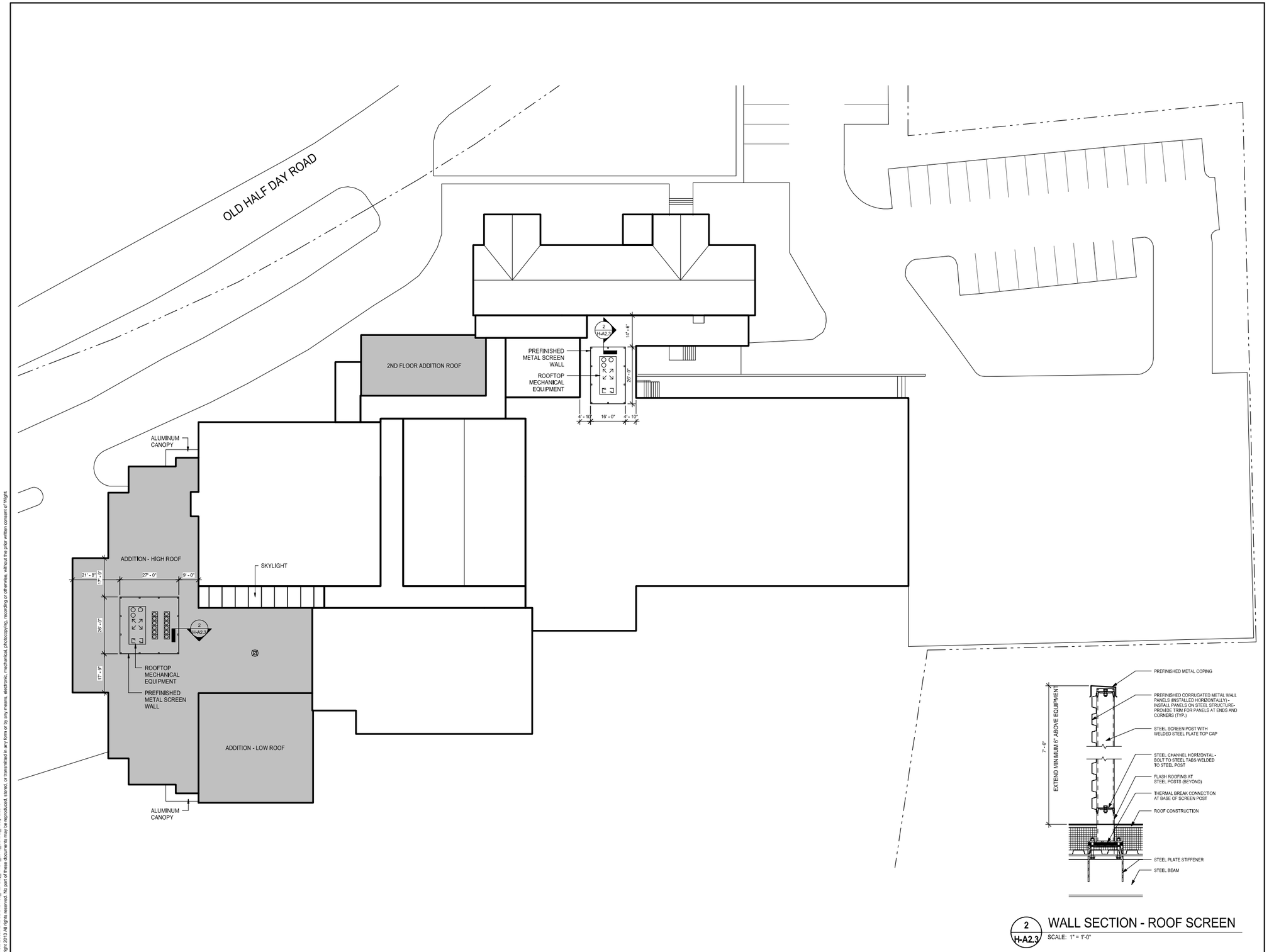
Village of Lincolnshire
Architectural Zoning Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Half Day School

Architectural Drawings

January 11, 2016



2 H-A2.3 WALL SECTION - ROOF SCREEN
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SCALE: 1/8" = 1' - 0" 0' 4' - 0" 8' - 0" 16' - 0"
SCALE: 1/4" = 1' - 0" 0' 2' - 0" 4' - 0" 8' - 0"
SCALE: 3/8" = 1' - 0" 0' 2' - 0" 4' - 0" 8' - 0"
SCALE: 1/2" = 1' - 0" 0' 1' - 0" 2' - 0" 4' - 0"
SCALE: 3/4" = 1' - 0" 0' 1' - 0" 2' - 0" 4' - 0"
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SCALE: 1 1/2" = 1' - 0" 0' 6" 1' - 0" 2' - 0"
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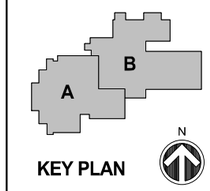


KEY PLAN

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

DESCRIPTION	DATE
ZONING BOARD SUBMITTAL	01.04.2016
COMMITTEE OF THE WHOLE SUBMITTAL	12.04.2015

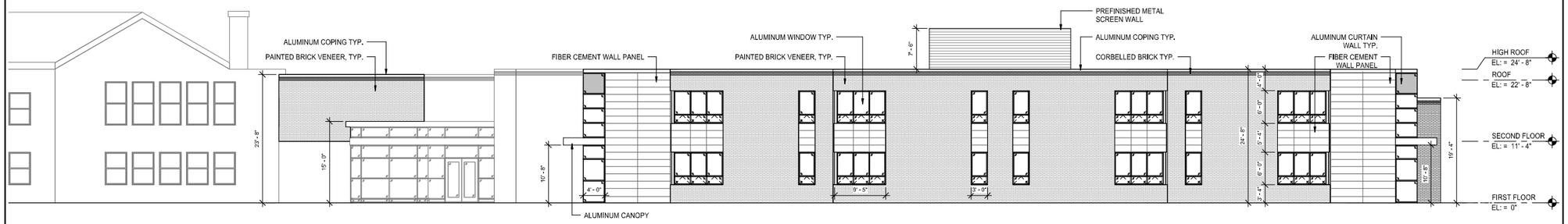
HALF DAY INTERMEDIATE SCHOOL

239 OLDE HALF DAY ROAD
LINCOLNSHIRE, IL 60069

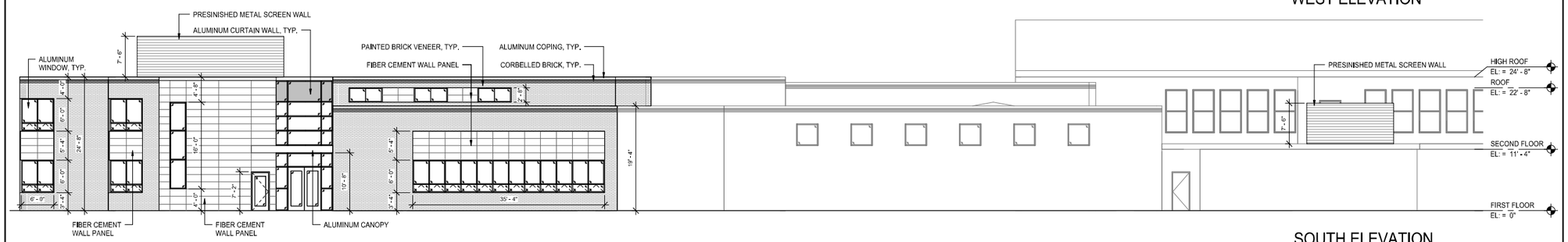
ROOF PLAN

Project Number: 02-5467-05
Drawn By: Author
Sheet:

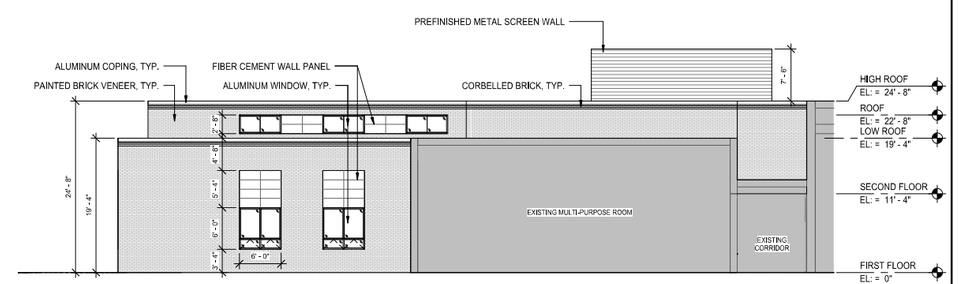
H-A2.3



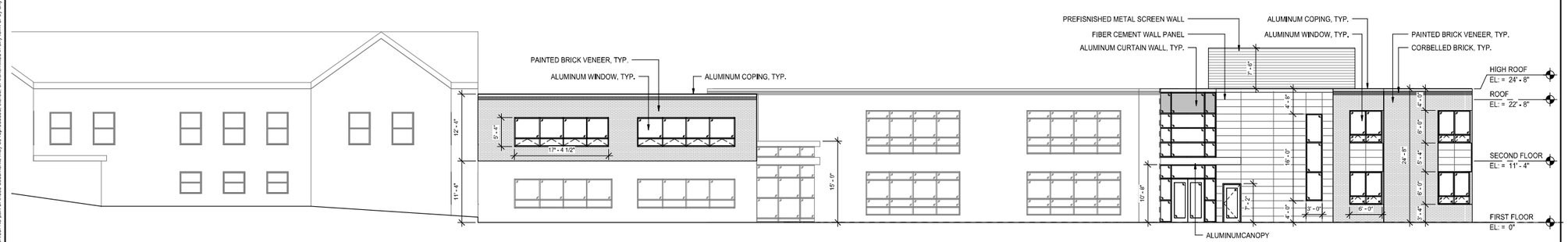
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE: 1/16" = 1' - 0" | SCALE: 1/8" = 1' - 0" | SCALE: 1/4" = 1' - 0" | SCALE: 3/8" = 1' - 0" | SCALE: 1/2" = 1' - 0" | SCALE: 3/4" = 1' - 0" | SCALE: 1" = 1' - 0" | SCALE: 1 1/2" = 1' - 0" | SCALE: 3" = 1' - 0"

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NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

DESCRIPTION	DATE
ZONING BOARD SUBMITTAL	01.04.2016
COMMITTEE OF THE WHOLE SUBMITTAL	12.04.2015

HALF DAY INTERMEDIATE SCHOOL

239 OLDE HALF DAY ROAD
LINCOLNSHIRE, IL 60069

EXTERIOR ELEVATIONS

Project Number: 02-5467-05
Drawn By: Author
Sheet: **H-A3.0**

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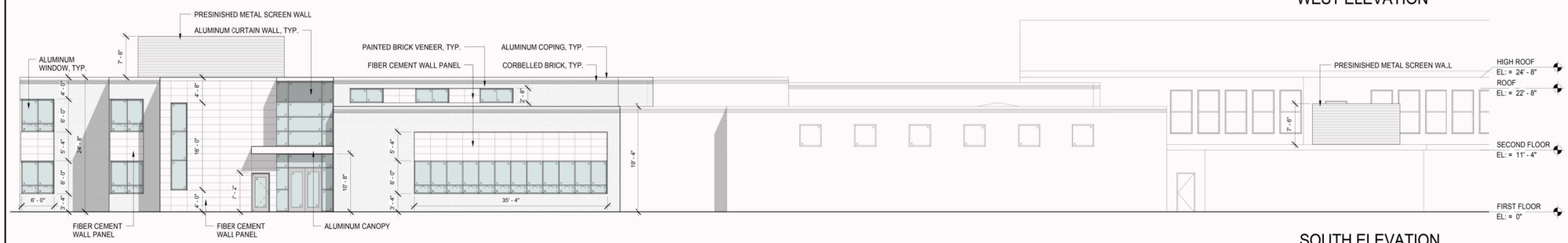
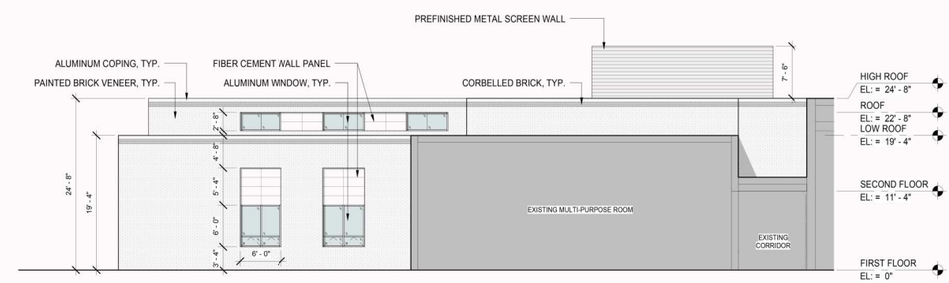
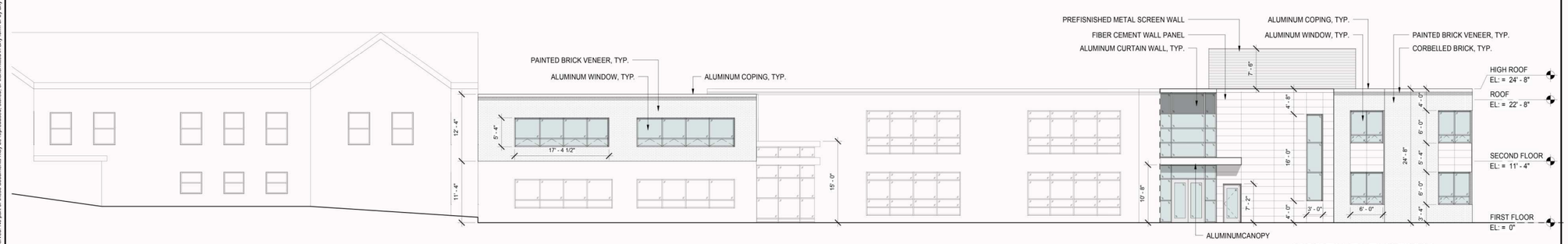
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE: 1/16" = 1' - 0"	SCALE: 1/8" = 1' - 0"	SCALE: 1/4" = 1' - 0"	SCALE: 3/8" = 1' - 0"	SCALE: 1/2" = 1' - 0"	SCALE: 3/4" = 1' - 0"	SCALE: 1" = 1' - 0"	SCALE: 1 1/2" = 1' - 0"	SCALE: 3" = 1' - 0"
0' 8' - 0" 16' - 0" 32' - 0"	0' 4' - 0" 8' - 0" 16' - 0"	0' 2' - 0" 4' - 0" 8' - 0"	0' 2' - 0" 4' - 0" 8' - 0"	0' 1' - 0" 2' - 0" 4' - 0"	0' 1' - 0" 2' - 0" 4' - 0"	0' 6" 1' - 0" 2' - 0"	0' 6" 1' - 0" 2' - 0"	0' 3" 6" 1' - 0"

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REV	DESCRIPTION	DATE
	ZONING BOARD SUBMITTAL	01.04.2016

HALF DAY INTERMEDIATE SCHOOL

239 OLDE HALF DAY ROAD
LINCOLNSHIRE, IL 60069

EXTERIOR ELEVATION RENDERINGS

Project Number:
02-5467-05
Drawn By:
Author
Sheet:
H-A3.1

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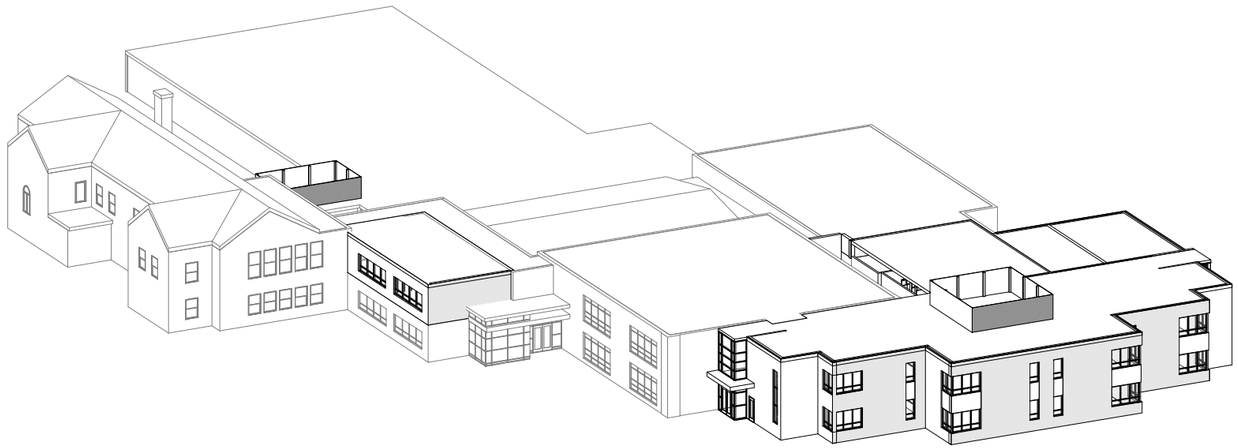
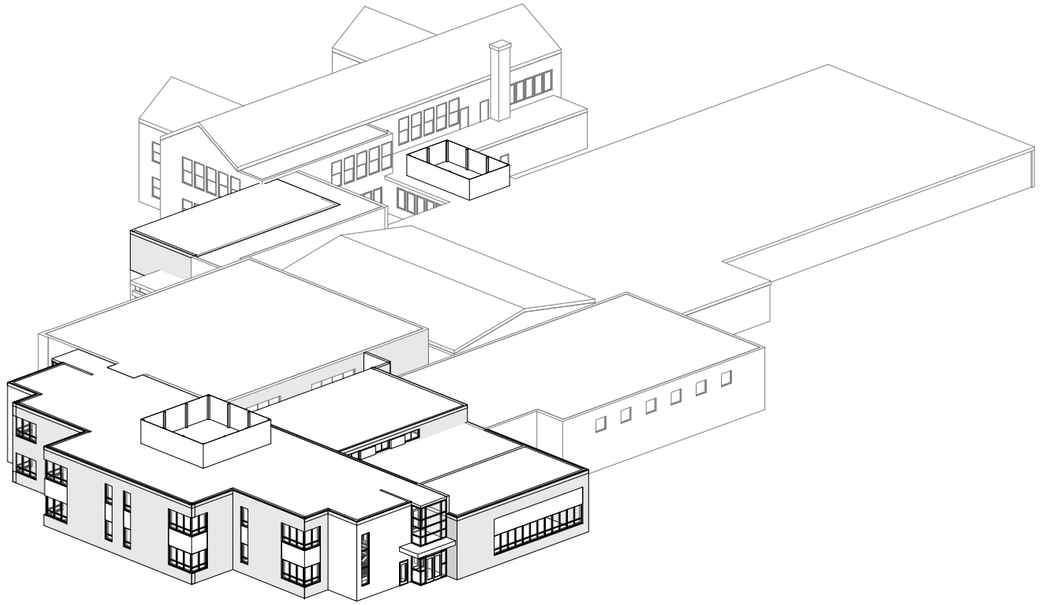


1
H-A3.2
3-D MASSING
VIEW FROM NORTHWEST
SCALE:



2
H-A3.2
3-D MASSING
VIEW FROM SOUTHWEST
SCALE:

SCALE: 1/16" = 1' - 0"	SCALE: 1/8" = 1' - 0"	SCALE: 1/4" = 1' - 0"	SCALE: 3/8" = 1' - 0"	SCALE: 1/2" = 1' - 0"	SCALE: 3/4" = 1' - 0"	SCALE: 1" = 1' - 0"	SCALE: 1 1/2" = 1' - 0"	SCALE: 3" = 1' - 0"
0' 8' - 0" 16' - 0" 32' - 0"	0' 4' - 0" 8' - 0" 16' - 0"	0' 2' - 0" 4' - 0" 8' - 0"	0' 2' - 0" 4' - 0" 8' - 0"	0' 1' - 0" 2' - 0" 4' - 0"	0' 1' - 0" 2' - 0" 4' - 0"	0' 6" 1' - 0" 2' - 0"	0' 6" 1' - 0" 2' - 0"	0' 3" 6" 1' - 0"

LEADERS IN LEARNING
LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103

Wight
Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	ZONING BOARD SUBMITTAL	01.04.2016
	DESCRIPTION	DATE

HALF DAY INTERMEDIATE SCHOOL

239 OLDE HALF DAY ROAD
LINCOLNSHIRE, IL 60069

3-D MASSING MODEL

Project Number:
02-5467-05
Drawn By:
Author
Sheet:
H-A3.2

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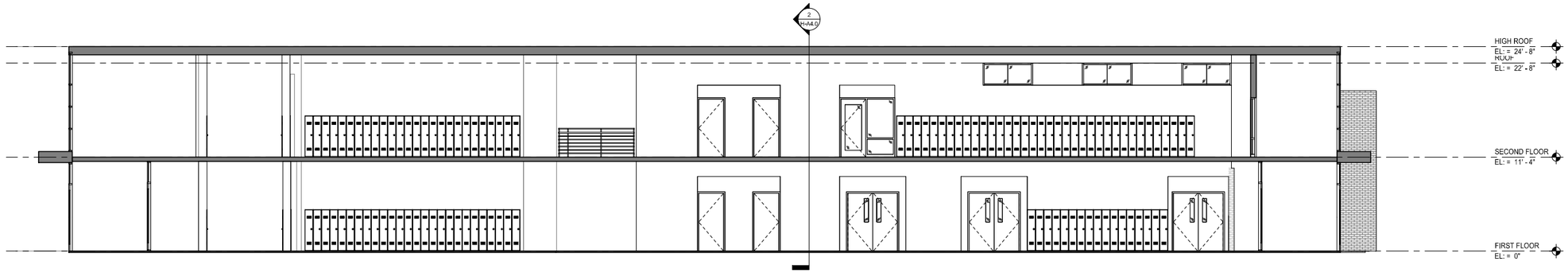
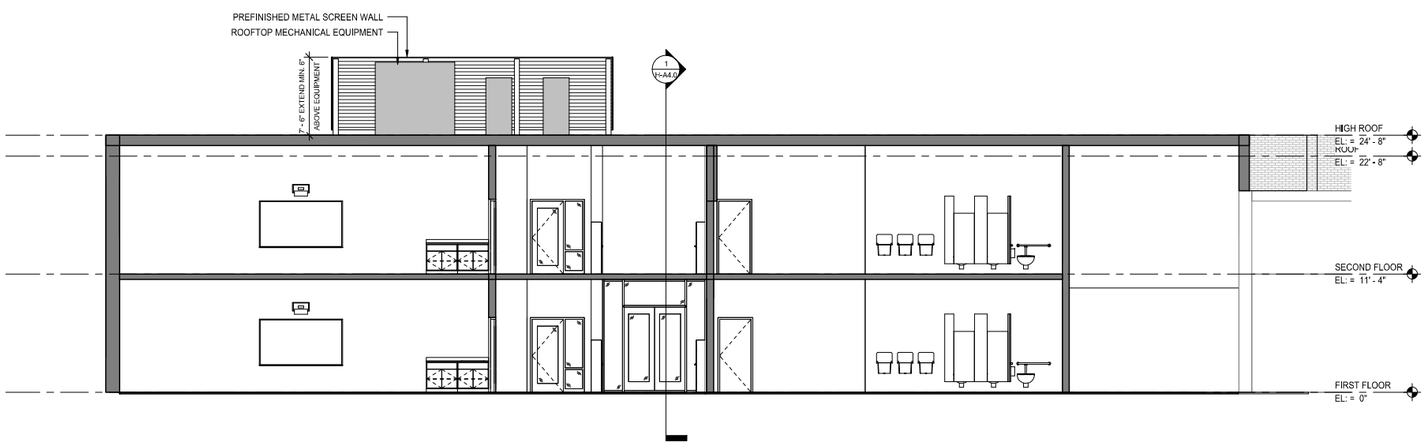


1 H-A4.0 SECTION THRU N-S CORRIDOR

SCALE: 3/16" = 1'-0"



2 H-A4.0 SECTION E-W

SCALE: 3/16" = 1'-0"

SCALE: 1/16" = 1' - 0" 0' 8' - 0" 16' - 0" 32' - 0"

SCALE: 1/8" = 1' - 0" 0' 4' - 0" 8' - 0" 16' - 0"

SCALE: 1/4" = 1' - 0" 0' 2' - 0" 4' - 0" 8' - 0"

SCALE: 3/8" = 1' - 0" 0' 2' - 0" 4' - 0" 8' - 0"

SCALE: 1/2" = 1' - 0" 0' 1' - 0" 2' - 0" 4' - 0"

SCALE: 3/4" = 1' - 0" 0' 1' - 0" 2' - 0" 4' - 0"

SCALE: 1" = 1' - 0" 0' 6" 1' - 0" 2' - 0"

SCALE: 1 1/2" = 1' - 0" 0' 6" 1' - 0" 2' - 0"

SCALE: 3" = 1' - 0" 0' 3" 6" 1' - 0"

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REV	DESCRIPTION	DATE
	ZONING BOARD SUBMITTAL	01.04.2016

DESCRIPTION DATE

HALF DAY INTERMEDIATE SCHOOL

239 OLDE HALF DAY ROAD
LINCOLNSHIRE, IL 60069

BUILDING SECTIONS

Project Number:
02-5467-05
Drawn By:
Author
Sheet:

H-A4.0

Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Half Day School

Site Photometrics

January 11, 2016

LUMINAIRE SCHEDULE

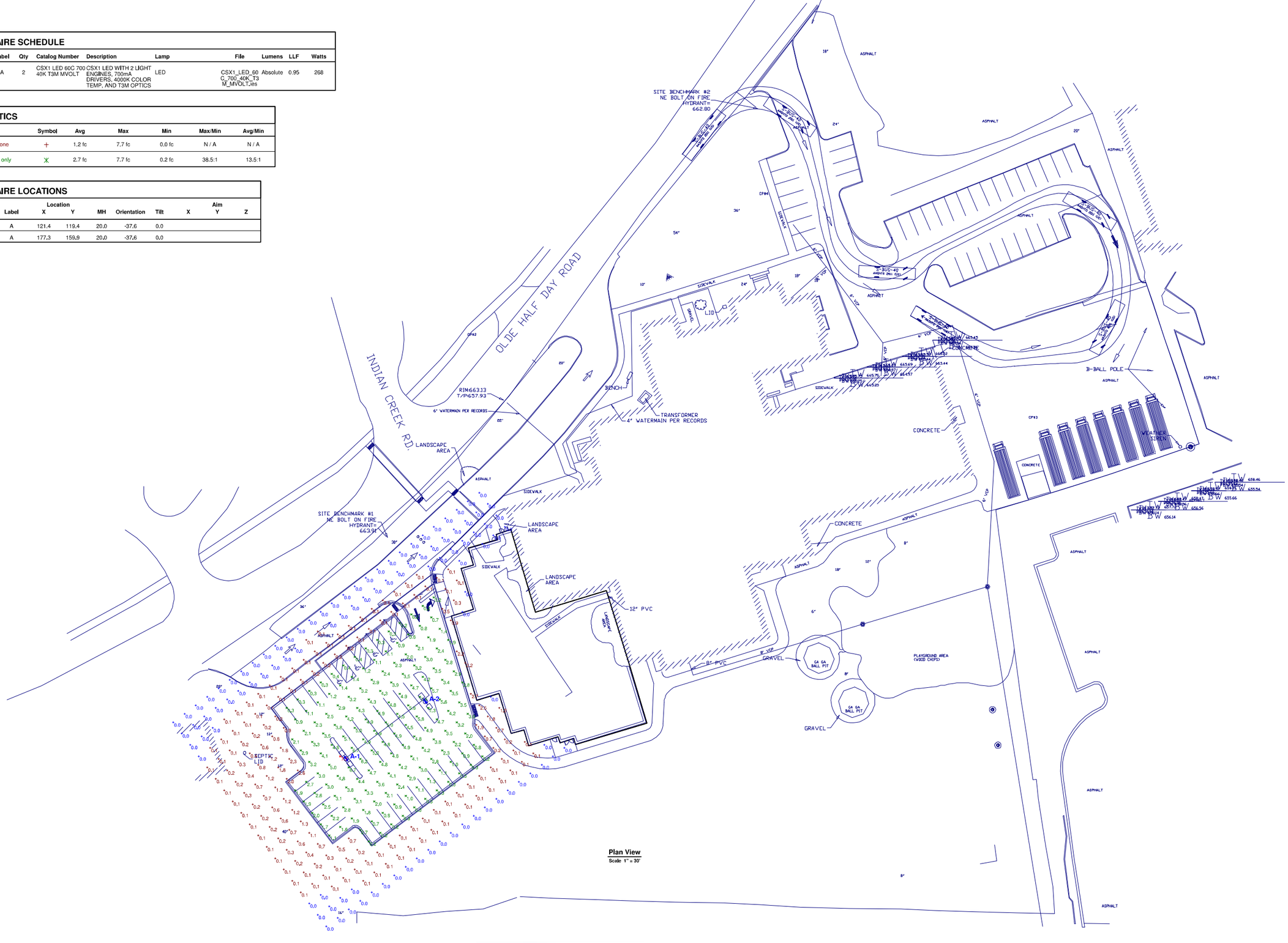
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	CSX1 LED 60C 700 40K T3M MVOLT	CSX1 LED WITH 2 LIGHT ENGINES, 700mA DRIVERS, 4000K COLOR TEMP, AND T3M OPTICS	LED	CSX1_LED_60C_700_40K_T3M_MVOLT.ies	Absolute	0.95	268

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Calc Zone	+	1.2 fc	7.7 fc	0.0 fc	N / A	N / A
Parking Area only	X	2.7 fc	7.7 fc	0.2 fc	38.5:1	13.5:1

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	121.4	119.4	20.0	-37.6	0.0			
2	A	177.3	159.9	20.0	-37.6	0.0			



CSX1 LED
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

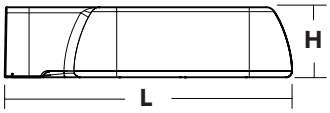
EPA: 0.7 ft² (0.07 m²)

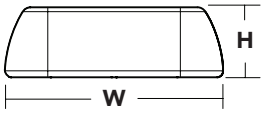
Length: 23-1/2" (59.7 cm)

Width: 18-1/2" (46.9cm)

Height: 5-7/8" (14.9 cm)

Weight (max): 37 lbs (16.8 kg)





Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSX1 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

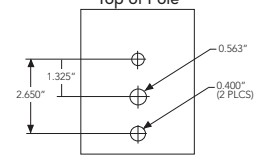
Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C							
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish** *(required)*
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket **Shipped Separately** [2] SPUMBA Square pole universal mounting adaptor [3] RPUMBA Round pole universal mounting adaptor [3] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [4]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) [5] DMG 0-10V dimming driver (no controls) [6] HS House-side shield [2] SF Single fuse (120, 277, 347V) [7] DF Double fuse (208, 240, 480V) [7] DS Dual switching [8,9] 2ELED Emergency LED secondary source (2 modules) battery pack (-20°C min. operating temperature) BL30 Bi-level switched dimming, nominal 30% [9,10] BL50 Bi-level switched dimming, nominal 50% [9,10] **Shipped separately** [2] VG Vandal guard BS Bird-deterrant spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Template #8



CSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [11]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [11]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [11]
SC U	Shorting cap [11]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [4]
PUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)
CSX1HS U	House-side shield (includes 2 shields)
CSX1VG U	Vandal guard accessory
CSX1BS U	Bird-deterrent spikes accessory

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Also available as a separate accessory; see Accessories information at left.
3. 1.5 G vibration load rating per ANCI C136.31.
4. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
5. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745.
6. Not available with 347 or 480V.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
8. Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR, DMG or 2ELED.
9. Requires an additional switched line.
10. Dimming driver standard. MVOLT only. Not available with DCR.
11. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000 K, 70 CRI)					50K (5000 K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C (60 LEDs)	700 mA	60C 700 --K	134W	T2M	13,662	3	0	3	102	14,651	3	0	3	109
				T3M	14,461	3	0	3	108	15,508	3	0	3	116
				T4M	14,441	2	0	3	108	15,486	3	0	3	116
				T5M	14,494	4	0	2	108	15,543	4	0	2	116
				TFTM	14,643	2	0	3	109	15,703	2	0	3	117
	1000 mA	60C 1000 --K	209W	T2M	17,652	3	0	3	84	19,028	3	0	3	91
				T3M	18,684	3	0	3	89	20,141	3	0	4	96
				T4M	18,658	3	0	4	89	20,113	3	0	4	96
				T5M	18,726	5	0	3	90	20,187	5	0	3	97
				TFTM	18,919	3	0	3	91	20,395	3	0	4	98

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **CSX1 LED 60C** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

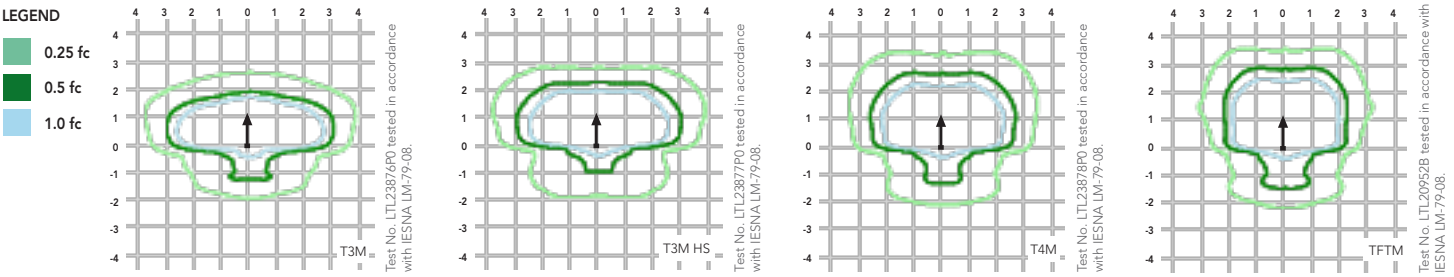
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	134W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	209W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSX1 homepage.

Isofootcandle plots for the CSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

CONSTRUCTION

Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000 K (70 CRI) or optional 5000 K (67 CRI) configurations. The CSX1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engines consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver designed to have a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 3.0 G vibration load rating per ANSI C136.31. The CSX1 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available. Available mast arm adapter accessory accepts horizontal tenons up to 2-3/8" O.D.

LISTINGS

CSA Certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated.
U.S. Patent No. D632830. U.S. Patent No. D653,382 S.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Village of Lincolnshire
Architectural Zoning Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Half Day School

Building Materials

January 11, 2016

Building Materials

January 11, 2016

Brick Veneer

Manufacturer: To be determined

Product: To be determined

Description: Brick veneer painted white to match existing brick

Color: White

Fiber Cement Siding

Manufacturer: Nichiha

Product: Illumination Series

Description: Smooth fiber cement panels installed horizontally with vertical score.

Color: White

Aluminum Window System

Manufacturer: Kawneer

Product: 1600 Wall System 1

Description: Frames to be clear anodized aluminum

Color: Clear

Glazing

Manufacturer: Old Castle

Product: Solarban 70XL

Description: 1″ insulated glass unit with Low-E. Spandrel panels warm gray frit on glass surface #4

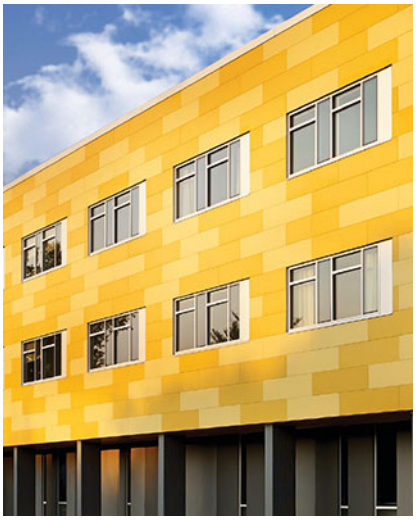
Color: Clear at vision glass, Warm gray spandrel glass

PRODUCTS

Illumination Series

Nichiha's Illumination Series delivers sleek sophistication with a custom flair. Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichiha's Illumination Series line of fiber cement panels. Its smooth satin finish, easy installation and a virtually limitless color pallet give you a degree of design freedom that most cladding products simply can't match; at a price your budget can always accommodate. Delivering sleek sophistication comes naturally for the Illumination Series. But don't let the pretty face fool you. There's more than meets the eye.

COLOR XPRESSIONS



CAD DETAILS | PRODUCT SPECS

GALLERY | CASE STUDY

SIX FOOT PANELS - HORIZONTAL INSTALLATION GUIDE | TEN FOOT PANELS - VERTICAL INSTALLATION GUIDE

TEN FOOT PANELS - HORIZONTAL INSTALLATION GUIDE | LITERATURE

	6' PANEL
PROFILE	LARGE 18" x 6' WITHOUT SCORE SMALL 18" x 6' WITH SCORE
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 6' [L] (455MM [H] x 1,818MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	9
PACKAGING (PIECES PER PACK)	2 [18 SQ. FT.]
	NOTE: CAN BE INSTALLED HORIZONTALLY

	10' PANEL
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 10' [L] (455MM [H] x 3,030MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.2
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	15
PACKAGING (PIECES PER PACK)	2 [30 SQ. FT.]
	NOTE: CAN BE INSTALLED HORIZONTALLY OR VERTICALLY

Nichiha Fiber Cement, Architectural Wall Panels, wall cladding, 3d, texture, exterior walls, custom color, stackable panels, brick, stone, block, wood, grain, 3-D, rainscreen, rain, screen, rain screen, moisture management, moisture, management, illumination, illumination series, architecture

TECHNICAL RESOURCES

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1600 Wall System®1 / System®2

Imposing Statements – Used Together Or Independently

Knight Oil Tools Corporate Facility, Lafayette, LA
Architect: Donald J. Breaux Architect, Lafayette, LA
Glazing Contractor: Advantage Glass & Mirror, New Iberia, LA, with installation assistance from DeGeorge Glass Company, Inc., Metairie, LA

Building on the proven success of Kawneer's 1600 Wall System® which set the standards for curtain wall engineering, 1600 Wall System®1 and 1600 Wall System®2 provide reliability with versatile features. Both are stick-fabricated, pressure glazed curtain walls for low-to-mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System®1 is an outside glazed, captured curtain wall
- 1600 Wall System®2 is a Structural Silicone Glazed (SSG) curtain wall

Aesthetics

Even the smallest details of 1600 System®1/1600 Wall System®2 reflect the aesthetics and reliability that derive from Kawneer's precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sight line.

KAWNEER
AN ALCOA COMPANY

Performance

Key aspects of 1600 System®1 and 1600 Wall System®2 are enhanced for higher performance. Pressure equalization has been designed into the system and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System®1 has been large missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

Air Performance	ASTM E-283
Static Water Penetration	ASTM E-331
Dynamic Water Penetration	AAMA 501.1
Structural Performance	ASTM E-330
"U" Value, CRF	AAMA 1503.1
Sound Transmission Rating	ASTM E 90-90
Seismic Performance	AAMA 501.4

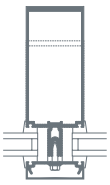
For the Finishing Touch

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

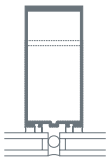
Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Hunter Henry Center at Mississippi State University, Mississippi State, MS
Architect: Foil Wyatt Architects & Planners, P.A., Jackson, MS
Glazing Contractor: American Glass Company, Inc., Columbus, MS



1600 Wall System®1



1600 Wall System®2

1600 Wall System®1/1600 Wall System®2:

- for reliability
- for performance
- for versatility
- for a smooth, monolithic appearance
- for uninterrupted sight lines

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

KAWNEER
AN ALCOA COMPANY

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SOLARBAN SOLAR CONTROL LOW-E GLASS 70XL

PPG IdeaScapes™ Glass • Coatings • Paint

Aesthetic Description

Solarban 70XL glass is a revolutionary new Solar Control Low-E glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an unprecedented combination of solar control and visible light transmittance.

With the introduction of ***Solarban*** 70XL Magnetic Sputter Vacuum Deposition (MSVD) coated glass, PPG has expanded the universe of design possibilities in two important ways. First, this product allows architects to incorporate vast areas of vision glass into a building's design without a requisite expansion of its cooling capabilities. Second, architects can now specify a clear aesthetic while achieving solar control performance that was previously attainable only through the use of tinted glass and a Solar Control Low-E coating in an insulating glass unit.

Performance Options

When coupled with conventional clear glass in a one-inch insulating glass unit, ***Solarban*** 70XL surpasses, by far, the performance of any other Solar Control Low-E glass on the market today.

- Solar Heat Gain Coefficient (SHGC): 0.27
- Visible Light Transmittance (VLT): 64%
- Light to Solar Gain (LSG) ratio: 2.37

For architects who desire a tinted glass aesthetic and enhanced solar control, ***Solarban*** 70XL glass can be combined in an insulating glass unit with any tinted glass from PPG, including the four tints from the ***Oceans of Color*** collection of ocean inspired tinted glasses, as well as any PPG performance or high-performance earth-toned tint.

Lower Upfront Equipment Costs. Long-Term Energy Savings.

While architects will appreciate ***Solarban*** 70XL sputter coated glass for its aesthetic qualities, their clients and building owners will truly value the energy-related cost savings it provides. According to a recent study by an independent energy and environmental research firm, ***Solarban*** 70XL glass has the potential to reduce annual energy costs by 5 percent or more in comparison with leading Solar Control Low-E coated glasses.

The greatest benefit of specifying this glass may be realized before the building is even occupied. Thanks to the unequalled solar control characteristics of ***Solarban*** 70XL glass, architects can specify smaller HVAC systems for buildings glazed with this product, potentially reducing the associated upfront capital investment by as much as $124,000.

As a result, architects and building owners who specify ***Solarban*** 70XL glass instead of other Solar Control Low-E coated glass products may have their investment repaid in a matter of months.

*The College of Business Administration at California State University's San Marcos campus features **Solarban** 70XL glass, a revolutionary Solar Control Low-E coated glass that offers an unprecedented combination of visible light transmittance and solar control characteristics in a clear, color-neutral glass.*
Architect: *A.C. Martin Partners, Los Angeles*
Glass Fabricator: *Oldcastle BuildingEnvelope™*
Glazing Contractor: *Division 8, Inc.*
CSUSM photo by *George Cagala*

Eight-Story Office Building, Window Wall

City	Annual Operating Expenses		Annual Savings	Total HVAC Equipment Cost		Immediate Equipment Savings	1st Year Savings
	SB60	SB70XL		SB60	SB70XL		
Atlanta	$622,492	$586,400	$36,092	$1,267,770	$1,146,495	$121,275	$157,367
Boston	$764,793	$729,696	$35,097	$1,251,705	$1,136,450	$115,255	$150,352
Chicago	$370,681	$352,779	$17,902	$1,252,297	$1,137,731	$114,566	$132,468
Denver	$397,799	$375,521	$22,278	$1,292,788	$1,168,451	$124,337	$146,615
Houston	$761,534	$718,618	$42,916	$1,253,879	$1,140,825	$113,054	$155,970
Los Angeles	$623,649	$582,454	$41,195	$1,263,556	$1,144,014	$119,542	$160,737
Mexico City	$707,060	$668,434	$38,626	$1,278,536	$1,154,115	$124,421	$163,047
Ottawa	$431,308	$412,595	$18,713	$1,247,862	$1,133,965	$113,897	$132,610
Philadelphia	$378,447	$365,425	$13,022	$1,249,329	$1,132,635	$116,694	$129,716
Phoenix	$394,492	$374,898	$19,594	$1,256,077	$1,140,972	$115,105	$134,699
St. Louis	$310,660	$294,417	$16,243	$1,274,889	$1,156,292	$118,597	$134,840
Seattle	$299,472	$284,629	$14,843	$1,237,408	$1,125,334	$112,074	$126,917

Total Glass Area: 56,640 ft^2

*The chart above is taken from a study conducted by an independent energy and environmental research firm. It shows that **Solarban** 70XL glass can dramatically reduce costs for cooling equipment while generating significant savings on annual cooling costs when compared with other industry-leading high-performance glasses such as **Solarban** 60 Solar Control Low-E Glass.*

Fabrication and Availability

Solarban 70XL glass is available through more than 60 locations of the PPG Certified Fabricator Network. PPG Certified Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. ***Solarban*** 70XL glass, manufactured utilizing the MSVD sputter-coating process, is available for annealed, heat strengthened and tempered applications.

More Information

PPG has published a paper detailing the results of a comprehensive energy simulation study of ***Solarban*** 70XL coated glass in 12 major North American cities. To order a copy of *Immediate and Long-Term Economic Advantages of Specifying **Solarban**® 70XL Solar Control Low E-Glass*, call 1-888-PPG-IDEA (774-4332), call your local PPG Architectural Glass representative or visit www.ppgideascapes.com.

Additional Resources

Solarban 70XL glass is just one of the ***EcoLogical Building Solutions***™ from PPG. For more information, or to obtain samples of this product, call 1-888-PPG-IDEA, or visit www.ppgideascapes.com. All PPG architectural glass is Cradle to Cradle Certified.℠

PPG *IdeaScapes*.™ Integrated products, people and services to inspire your design and color vision.

Solarban® 70XL Glass Performance — Commercial Insulating Glass Unit

Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites; interior lite clear unless otherwise noted

Glass Type	Transmittance			Reflectance		U-Value (Imperial)		European U-Value	Shading Coefficient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night-time	Summer Day-time				
Coated											
***SOLARBAN*® 70XL Solar Control Low-E Glass**											
SOLARBAN 70XL (2)* + Clear	6	64	25	12	52	0.28	0.26	1.50	0.32	0.27	2.37
SOLEXIA + SOLARBAN 70XL (3)*	3	56	20	11	13	0.28	0.26	1.50	0.37	0.32	1.74
ATLANTICA + SOLARBAN 70XL (3)*	2	49	17	10	8	0.28	0.26	1.50	0.32	0.28	1.74
CARIBIA + SOLARBAN 70XL (3)*	2	49	17	9	8	0.28	0.26	1.50	0.32	0.28	1.75
AZURIA + SOLARBAN 70XL (3)*	4	49	17	10	8	0.28	0.26	1.50	0.33	0.29	1.70
PACIFICA + SOLARBAN 70XL (3)*	2	31	12	6	7	0.28	0.26	1.50	0.26	0.22	1.38
SOLARBLUE + SOLARBAN 70XL (3)*	3	41	16	8	16	0.28	0.26	1.50	0.32	0.27	1.48
SOLARBRONZE + SOLARBAN 70XL (3)*	3	38	15	8	20	0.28	0.26	1.50	0.30	0.26	1.48
SOLARGRAY + SOLARBAN 70XL (3)*	2	32	13	7	15	0.28	0.26	1.50	0.27	0.24	1.34
OPTIGRAY 23 + *SOLARBAN* 70XL (3)*	1	17	7	5	7	0.28	0.26	1.50	0.19	0.16	1.04
GRAYLITE + SOLARBAN 70XL (3)*	1	10	5	5	11	0.28	0.26	1.50	0.16	0.14	0.71
VISTACOOL*™ and *SOLARCOOL*® with *SOLARBAN*® 70XL Solar Control Low-E (3)											
VISTACOOL (2) *AZURIA* + Low-E	4	38	14	21	12	0.28	0.26	1.50	0.27	0.24	1.59
VISTACOOL (2) *PACIFICA* + Low-E	1	24	9	11	9	0.28	0.26	1.50	0.22	0.19	1.24
VISTACOOL (2) *CARIBIA* + Low-E	2	38	13	20	11	0.28	0.26	1.50	0.27	0.23	1.65
VISTACOOL (2) *SOLARGRAY* + Low-E	2	25	10	11	17	0.28	0.26	1.50	0.23	0.20	1.24
SOLARCOOL (2) *SOLEXIA* + Low-E	1	22	8	24	16	0.28	0.26	1.50	0.20	0.17	1.28
SOLARCOOL (2) *CARIBIA* + Low-E	1	19	6	19	10	0.28	0.26	1.50	0.18	0.15	1.27
SOLARCOOL (2) *AZURIA* + Low-E	1	19	7	19	10	0.28	0.26	1.50	0.18	0.15	1.27
SOLARCOOL (2) *PACIFICA* + Low-E	1	12	4	10	8	0.28	0.26	1.50	0.15	0.13	0.89
SOLARCOOL (2) *SOLARBLUE* + Low-E	1	16	6	14	16	0.28	0.26	1.50	0.18	0.15	1.03
SOLARCOOL (2) *SOLARBRONZE* + Low-E	1	15	6	14	19	0.28	0.26	1.50	0.17	0.15	1.01
SOLARCOOL (2) *SOLARGRAY* + Low-E	1	13	5	11	15	0.28	0.26	1.50	0.16	0.14	0.89
SOLARCOOL (2) *GRAYLITE* + Low-E	<1	3	1	5	5	0.28	0.26	1.50	0.11	0.09	0.27

Solarban* 70XL for annealed applications is applied to ***Starphire* glass, heat treated applications will require either clear or ***Starphire*** glass depending on manufacturing process.

All performance data calculated using LBNL Window 5.2 software, except European U-Value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

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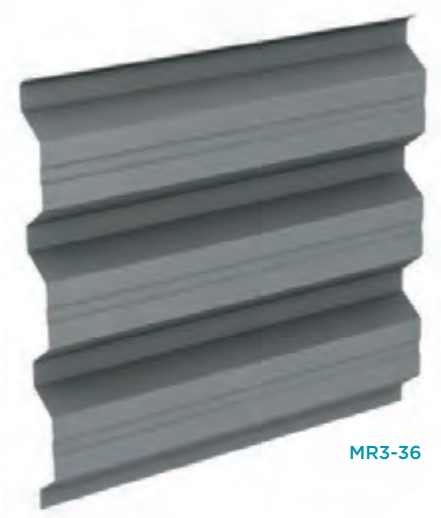
7097 09/10 20M

PPG Industries, Inc. Glass Business & Discovery Center 400 Guys Run Road Cheswick, PA 15024 1-888-PPG-IDEA
www.ppgideascapes.com

PROFILE SERIES

EXPOSED FASTENER PANELS

Exposed Fastener panels provide ultimate flexibility with panels that can be used as exterior or interior walls, roofs or soffits.



MR3-36

Kennedy Space Center
Titusville, FL
BRPH

FEATURES & BENEFITS

- Extremely versatile panels can be used as exterior or interior walls, roofs and soffits
- Ribs can be run either horizontally* or vertically
- May be installed to meet many levels of thermal protection
- Excellent negative wind load properties
- All-weather installation capability minimizes delays; permits fast-track scheduling
- Panels are available in stucco-embossed or smooth finishes

DESCRIPTION

SUBSTRATES

- Standard 24*–18 gage G90 Galvanized Steel
- Aluminum or stainless steel—optional
- Smooth or embossed surface textures

*24 gage only available in certain profiles. Consult CENTRIA.

EXPOSED FASTENER PROFILES

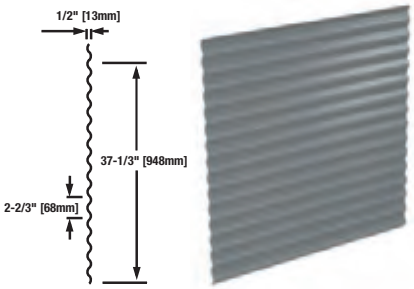
- Horizontal or vertical wall installation
- Wall and roof installation
- Lengths up to 40′ [12.19m] for steel panels Consult CENTRIA for more information

COATINGS & COLORS

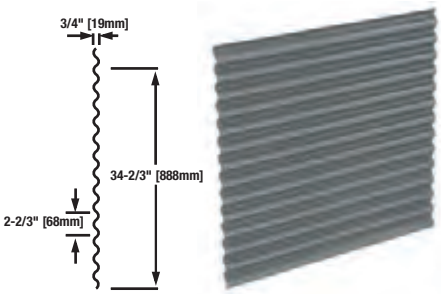
Available in a wide range of coil coated colors and finishes. See charts on pages 45–49

EXPOSED FASTENER PANELS | Product Details

ECONOLAP 1/2"



ECONOLAP 3/4"



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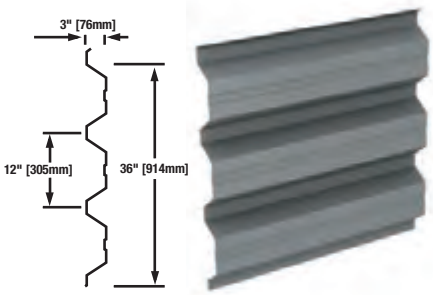

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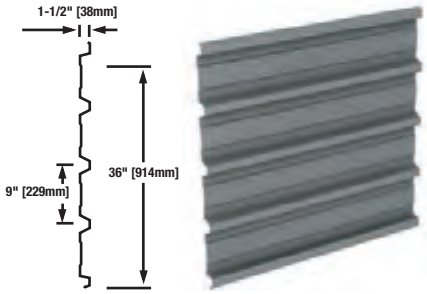
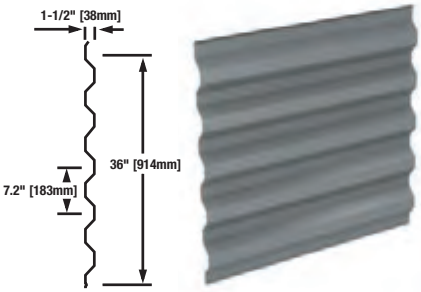


STYLE-RIB



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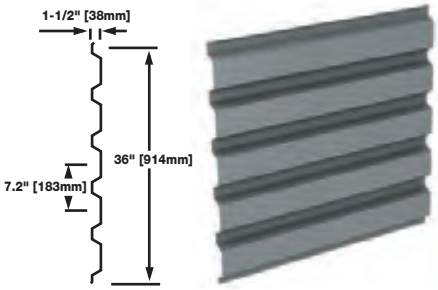
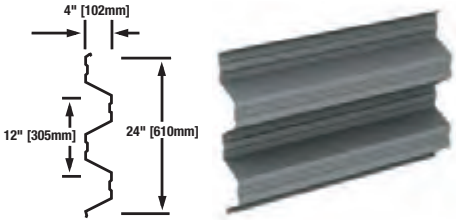


SUPER-RIB



Stage AE
Pittsburgh, PA
WD Partners

COLORS

PRISMATIC™ SERIES COLORS—FLUOROFINISH, DURAGARD AND DURAGARD PLUS

179 Regal White
996 Crushed Ice
993 Off-White †
995 Cambridge White
310 Bone White
994 Colonial White
5012 Marble
992 Lee Ivory †
133 Sandstone
1760 Limestone †
142 Surrey Beige †
9910 Light Seawolf †
9911 Pebble
997 Prism Yellow
5444 Aged Copper
977 Moss
9933 Cypress Olive
978 Hunter Green
183 Evergreen
9932 Hartford Green
177 Slate Blue
9926 Arabian Blue
974 Teal Blue
9928 Cherokee Blue
200 Deep Blue Sea
9930 Night Horizon
9923 Granite
971 Chromium Gray
9917 Light Gray †
9918 Dove Gray †
9919 Fashion Gray
181 Slate Gray †
9922 Steel Gray
9921 Charcoal Gray
9914 Midnight Bronze
154 Dark Bronze
9916 Rich Black
9912 Sage Brown
1243 Mocha
9937 Mauve
156 Colonial Red
999 Aspen Gold
5913 Polyester Arctic Ice
Interior Use Only

Unless specified otherwise, CENTRIA will provide a standard backer coat on the reverse side of single skin panels. Color may vary.

Polyester Arctic Ice is the standard finish offering for the interior surfaces of foam panels. Other finishes available upon request.

† Standard Duracast finish color. Consult CENTRIA for custom colors.

Colors shown are for preliminary selection only. Printed colors can vary from actual painted material.

Contact CENTRIA for painted metal samples before final selection.

NOTE: Because of the differences in the formulation and application properties of spray-applied coatings versus coil coatings, a slight color variation is likely to occur when matching coatings of these different types..

Village of Lincolnshire
Architectural Review Board Submittal Packet

Lincolnshire – Prairie View School District 103
Additions to Half Day School and Laura B. Sprague Elementary School

January 11, 2016

Lincolnshire Prairie View School District 103
1370 N. Riverwoods Road
Lincolnshire, IL 60069

Prepared by:
Wight & Company
2500 North Frontage Road
Darien, IL 60561
630-969-7000

A/E Project No. 02-5467-06

Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103

Additions to Laura B. Sprague Elementary School

Table of Contents

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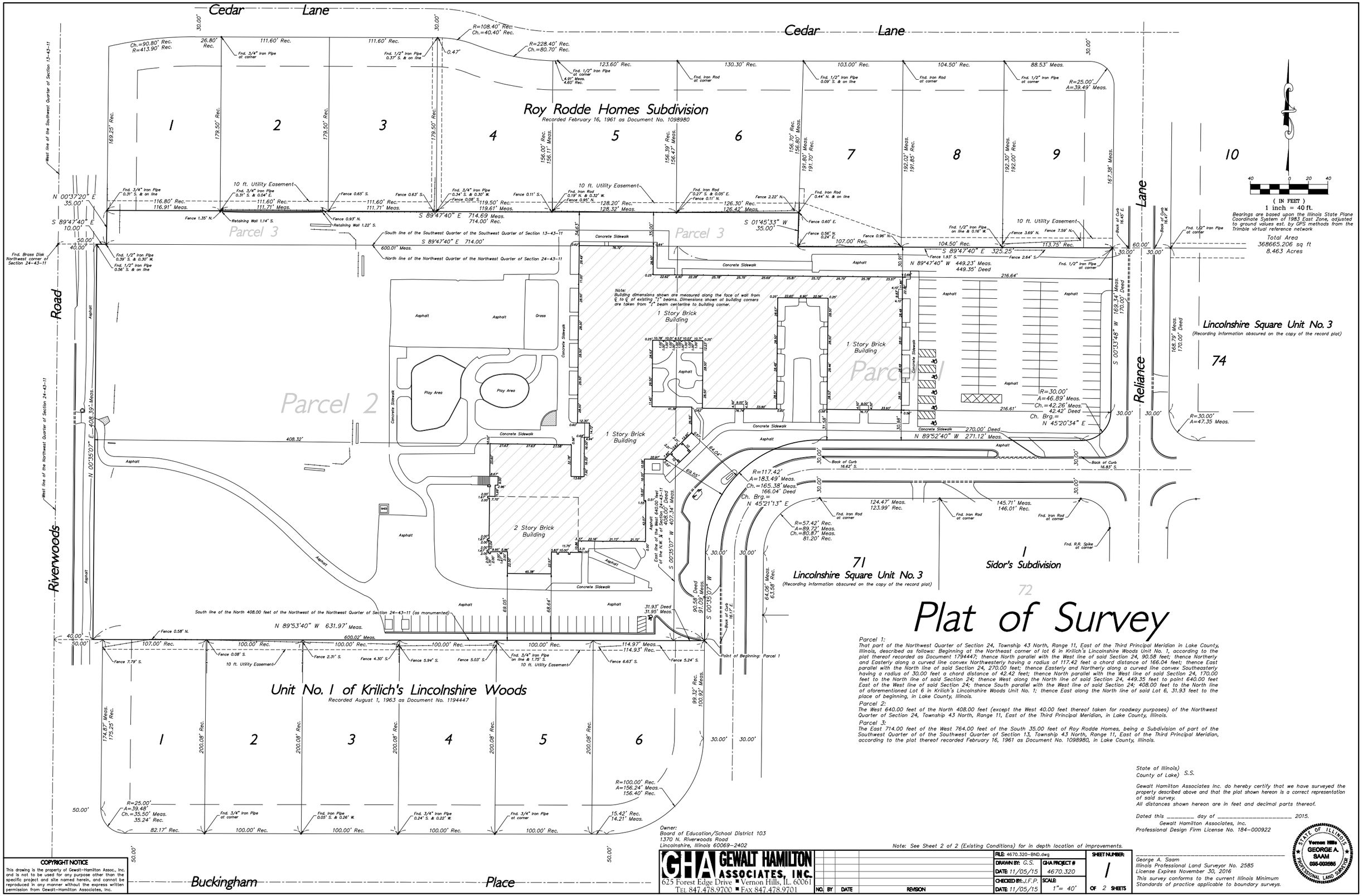
Sun Study	5
Building Materials	6

Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Laura B. Sprague Elementary School

Plat of Survey

January 11, 2016



Plat of Survey

Parcel 1:
That part of the Northwest Quarter of Section 24, Township 43 North, Range 11, East of the Third Principal Meridian in Lake County, Illinois, described as follows: Beginning at the Northeast corner of lot 6 in Krilich's Lincolnshire Woods Unit No. 1, according to the plat thereof recorded as Document 1794447; thence North parallel with the West line of said Section 24, 90.58 feet; thence Northerly and Easterly along a curved line convex Northwesterly having a radius of 117.42 feet a chord distance of 166.04 feet; thence East parallel with the North line of said Section 24, 270.00 feet; thence Easterly and Northerly along a curved line convex Southeasterly having a radius of 30.00 feet a chord distance of 42.42 feet; thence North parallel with the West line of said Section 24, 170.00 feet to the North line of said Section 24; thence West along the North line of said Section 24, 449.35 feet to point 640.00 feet East of the West line of said Section 24; thence South parallel with the West line of said Section 24; 408.00 feet to the North line of aforementioned Lot 6 in Krilich's Lincolnshire Woods Unit No. 1; thence East along the North line of said Lot 6, 31.93 feet to the place of beginning, in Lake County, Illinois.

Parcel 2:
The West 640.00 feet of the North 408.00 feet (except the West 40.00 feet thereof taken for roadway purposes) of the Northwest Quarter of Section 24, Township 43 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois.

Parcel 3:
The East 714.00 feet of the West 764.00 feet of the South 35.00 feet of Roy Rodde Homes, being a Subdivision of part of the Southwest Quarter of of the Southwest Quarter of Section 13, Township 43 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 16, 1961 as Document No. 1098980, in Lake County, Illinois.

State of Illinois)
County of Lake) S.S.

Gewalt Hamilton Associates Inc. do hereby certify that we have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.
All distances shown hereon are in feet and decimal parts thereof.

Dated this _____ day of _____ 2015.
Gewalt Hamilton Associates, Inc.
Professional Design Firm License No. 184-000922

George A. Saam
Illinois Professional Land Surveyor No. 2585
License Expires November 30, 2016
This survey conforms to the current Illinois Minimum Standards of practice applicable to boundary surveys.

STATE OF ILLINOIS
Vernon Hills
GEORGE A. SAAM
035-002585
PROFESSIONAL LAND SURVEYOR

Owner:
Board of Education/School District 103
1370 N. Riverwoods Road
Lincolnshire, Illinois 60069-2402

Note: See Sheet 2 of 2 (Existing Conditions) for in depth location of improvements.

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

NO.	BY	DATE	REVISION

FILE: 4670.320-BND.dwg	
DRAWN BY: G.S.	GHA PROJECT # 4670.320
DATE 11/05/15	
CHECKED BY: J.F.P.	SCALE:
DATE 11/05/15	1"= 40'

SHEET NUMBER: 1 OF 2 SHEETS

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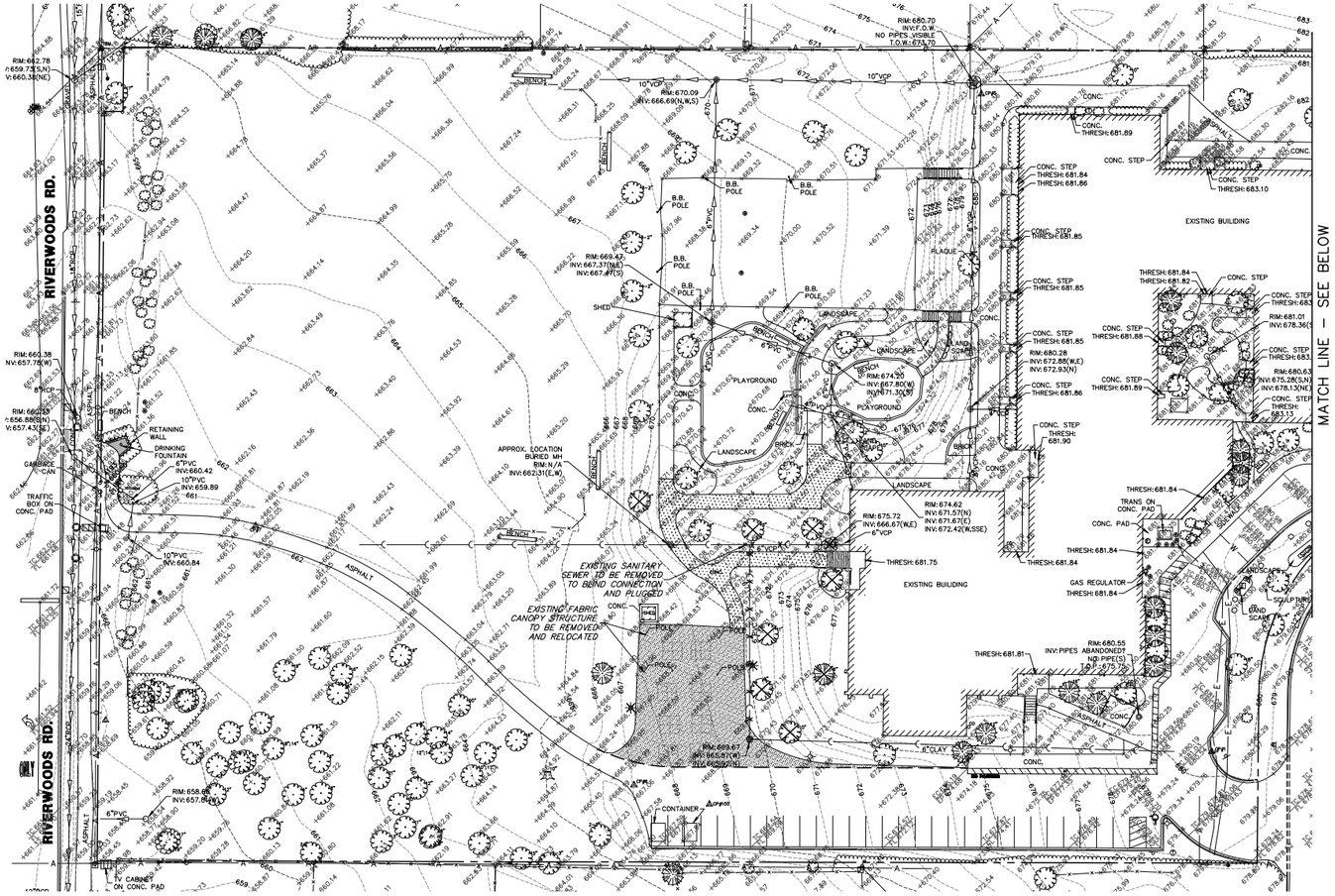
Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Laura B. Sprague Elementary School

Civil Drawings

January 11, 2016



LEGEND

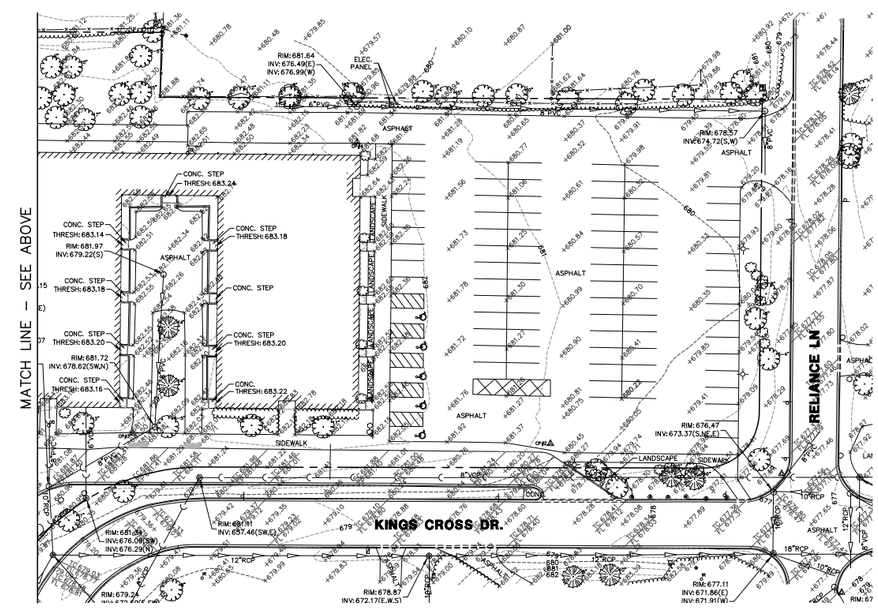
- BITUMINOUS PAVEMENT REMOVAL
- SIDEWALK REMOVAL
- CONCRETE REMOVAL
- SAWCUT
- UTILITY REMOVAL
- UTILITY ABANDON
- STRUCTURE REMOVAL
- TREE/SHRUB REMOVAL
- ROOT PRUNE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.



LEADERS IN LEARNING
LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103

Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

GHA JOB #4521.100

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL 60061
Tel. 847.478.9700 ▪ Fax 847.478.9701

REV	DESCRIPTION	DATE

DESCRIPTION	DATE
ZONING BOARD SUBMISSION	01.04.2015
COMMITTEE OF THE WHOLE SUBMITTAL	12.04.2015

LAURA B. SPRAGUE ELEMENTARY SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

EXISTING CONDITIONS/ DEMOLITION PLAN

Project Number:
02-5467-05
Drawn By:
KAJ/ALC
Sheet:

C3.0

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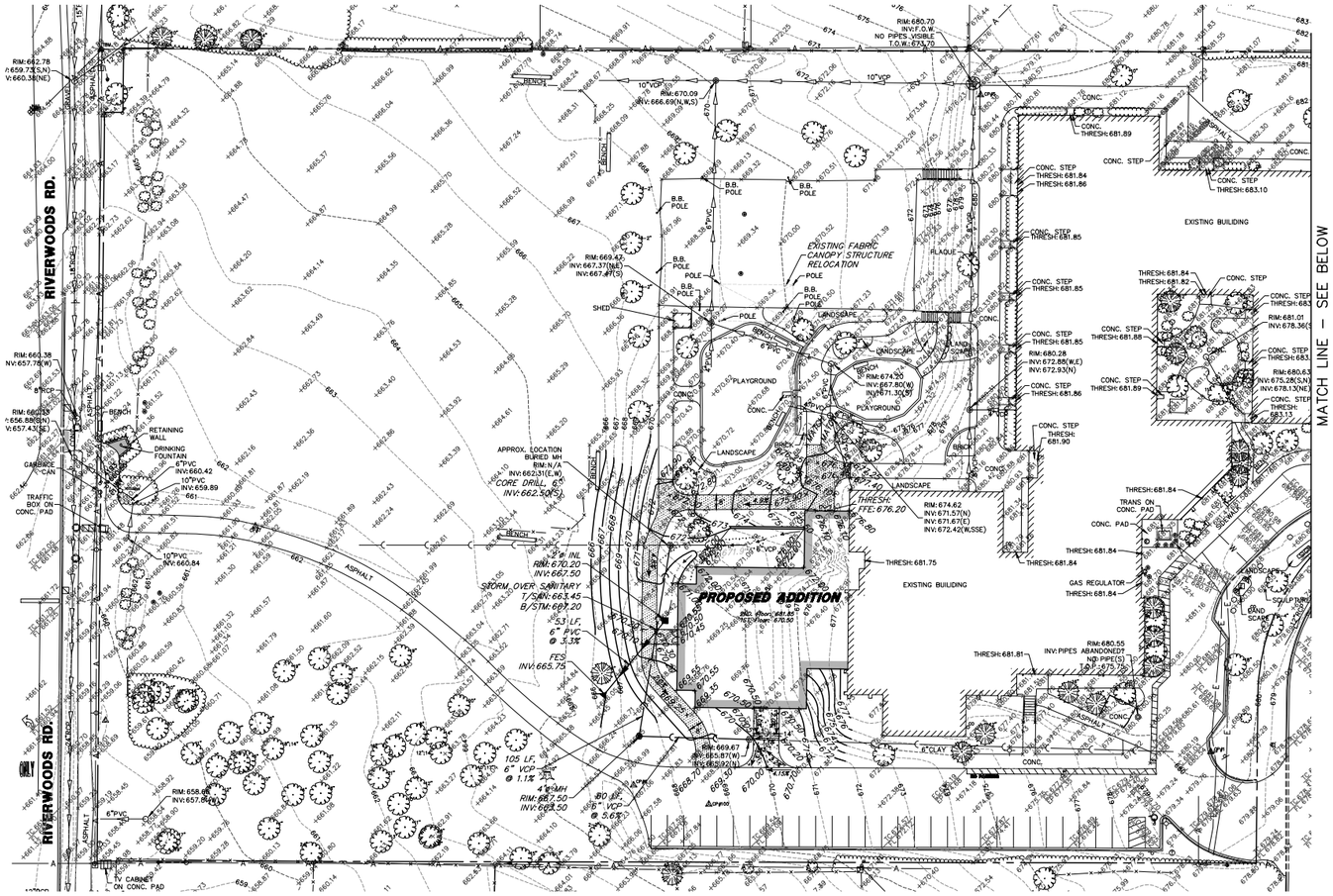


LEGEND

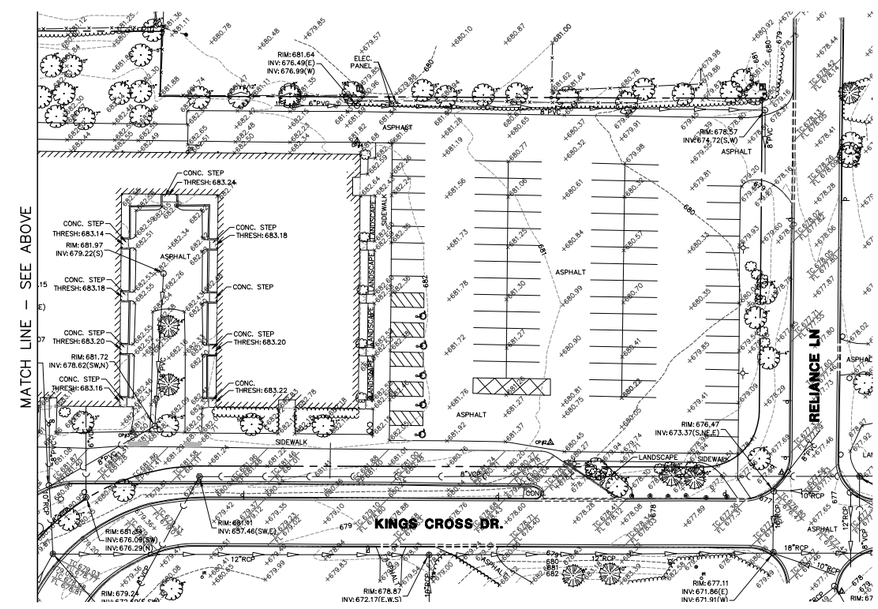
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED CONTOUR — 672 —
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION × 670.30

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.



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625 Forest Edge Drive ▪ Vernon Hills, IL 60061
Tel. 847.478.9700 ▪ Fax 847.478.9701

REV	DESCRIPTION	DATE

DESCRIPTION	DATE
ZONING BOARD SUBMISSION	01.04.2015
COMMITTEE OF THE WHOLE SUBMITTAL	12.04.2015

LAURA B. SPRAGUE ELEMENTARY SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

PRELIMINARY SITE PLAN

Project Number:
02-5467-05
Drawn By:
KAJ/ALC
Sheet:

C4.0

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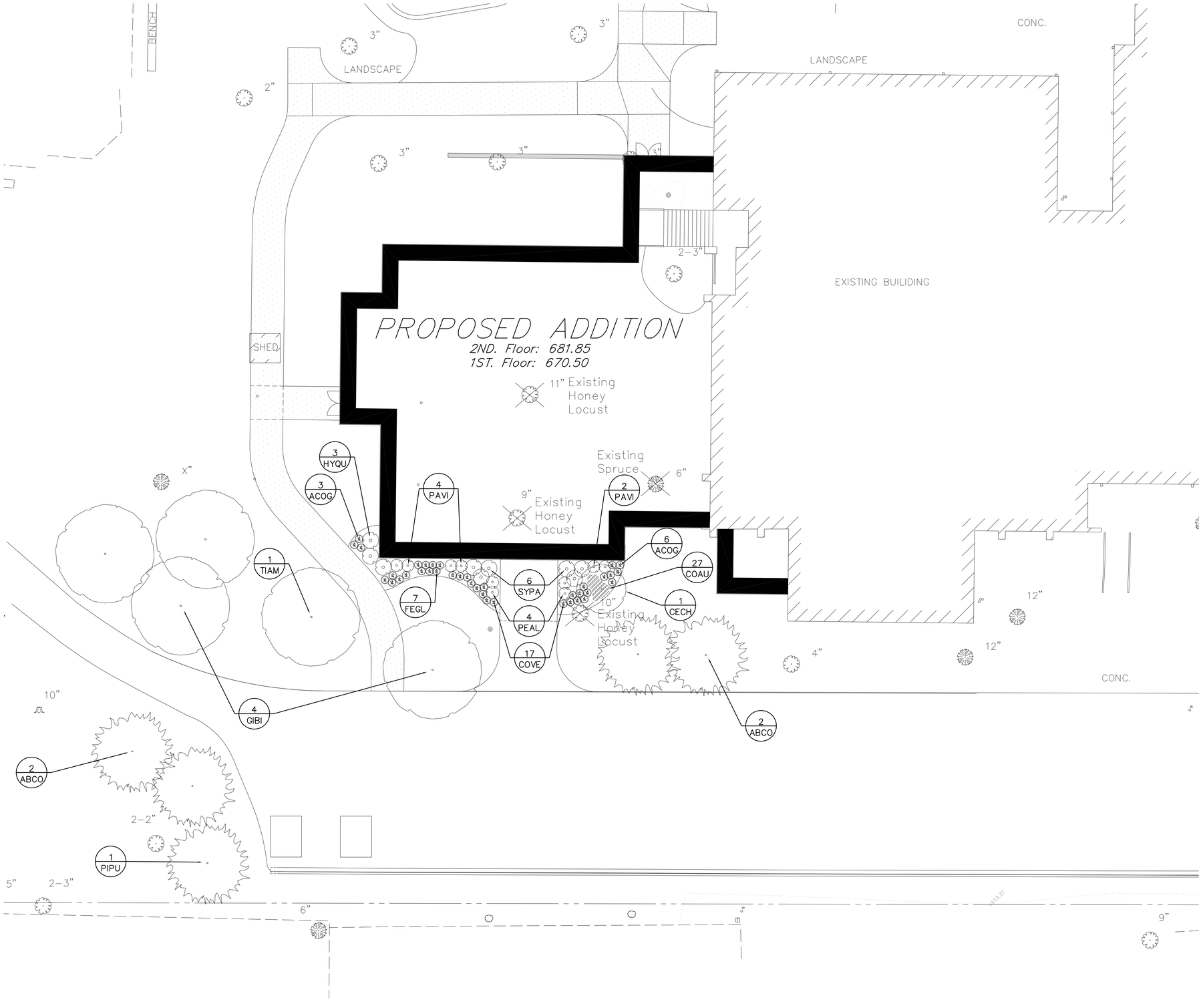
Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Laura B. Sprague Elementary School

Landscape Drawings

January 11, 2016



TP1 L1.00 TREE PLAN– GLARE SCREENING
SCALE: 1'=10'

LEGEND

BITUMINOUS PAVEMENT REMOVAL

SIDEWALK REMOVAL

STRUCTURE REMOVAL

TREE/SHRUB REMOVAL

PROPOSED DECIDUOUS TREE

PROPOSED EVERGREEN TREE

Proposed Tree Schedule

QTY	KEY	Species	Unit DBH	Net DBH
Evergreens to be Removed				
1		Spruce (sp.)	6.0	6.0
Evergreens to be Planted				
4	ABCO	White Fir-8'	3.0	12.0
1	PIPU	Colorado Blue Spruce-8'	3.0	3.0
Deciduous Trees to be Removed				
1		Honey Locust	9.0	9.0
1		Honey Locust	10.0	10.0
1		Honey Locust	11.0	11.0
Deciduous Trees to be Planted				
4	GIBI	Princeton Sentry Ginkgo(Male)	3.0	12.0
1	TIAM	American Linden	3.0	3.0

PLANT SCHEDULE

QTY	KEY	Botanical Name	Common Name	Size	Root	Spacing
ORNAMENTAL/ EVERGREEN TREES						
1	CECH	*Cercis chinensis 'Avondale'*	Avondale Rebud	6'	B&B	as shown
DECIDUOUS SHRUBS						
3	HYQU	*Hydrangea quercifolia 'Munchkin'*	Munchkin Oaklief Hydrangea	#5	cont.	as shown
6	SYPA	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac	#7	cont.	as shown
PERENNIALS						
9	ACOG	*Acorus gramineus 'Ogon'*	Golden Variegated Sweet Flag	#1	cont.	18" o.c.
17	COVE	*Coreopsis verticillata 'Moonbeam'*	Moonbeam Coreopsis	#1	cont.	as shown
7	FEGL	*Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue	#1	cont.	as shown
6	PAVI	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	#2	cont.	as shown
4	PEAL	*Pennisetum alopecuroides 'Hamelin'*	Dwarf Fountain grass	#1	cont.	as shown
GROUNDCOVER						
27	COAU	*Coreopsis auriculata 'Nana'*	Dwarf Tickseed	PLG	TRAY	10" o.c.

LANDSCAPE NOTES

1. ANY DAMAGE TO THE RIGHT–OF–WAY DURING DEMOLITION SHALL BE RESTORED TO EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED.
4. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
5. ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
6. ALL REMOVAL OF CONCRETE SHALL BE DONE TO THE NEAREST JOINT.
7. ANY DAMAGE TO THE LANDSCAPE AREAS SHALL BE RESTORED TO EXISTING CONDITIONS.
8. PROPOSED LANDSCAPE CONFORMS TO VILLAGE ORDINANCE. SPECIES (DECIDUOUS/CONIFEROUS) CONCESSIONS MAY BE TAKEN INTO CONSIDERATION WITH VILLAGE APPROVALS.

LEADERS IN LEARNING
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N
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GRAPHIC SCALE
10 0 5 10 20
1 INCH = 10 FEET

REV	DESCRIPTION	DATE
	ZONING BOARD REVISION 1	01.12.2016
	ZONING BOARD SUBMITTAL	01.04.2016

LAURA B. SPRAGUE ELEMENTARY SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

PROPOSED TREE PLAN

Project Number:
02-5467-05
Drawn By:
Sheet:
L1.00

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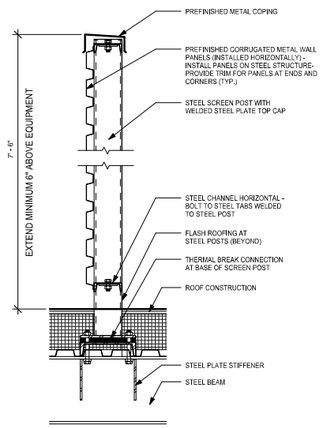
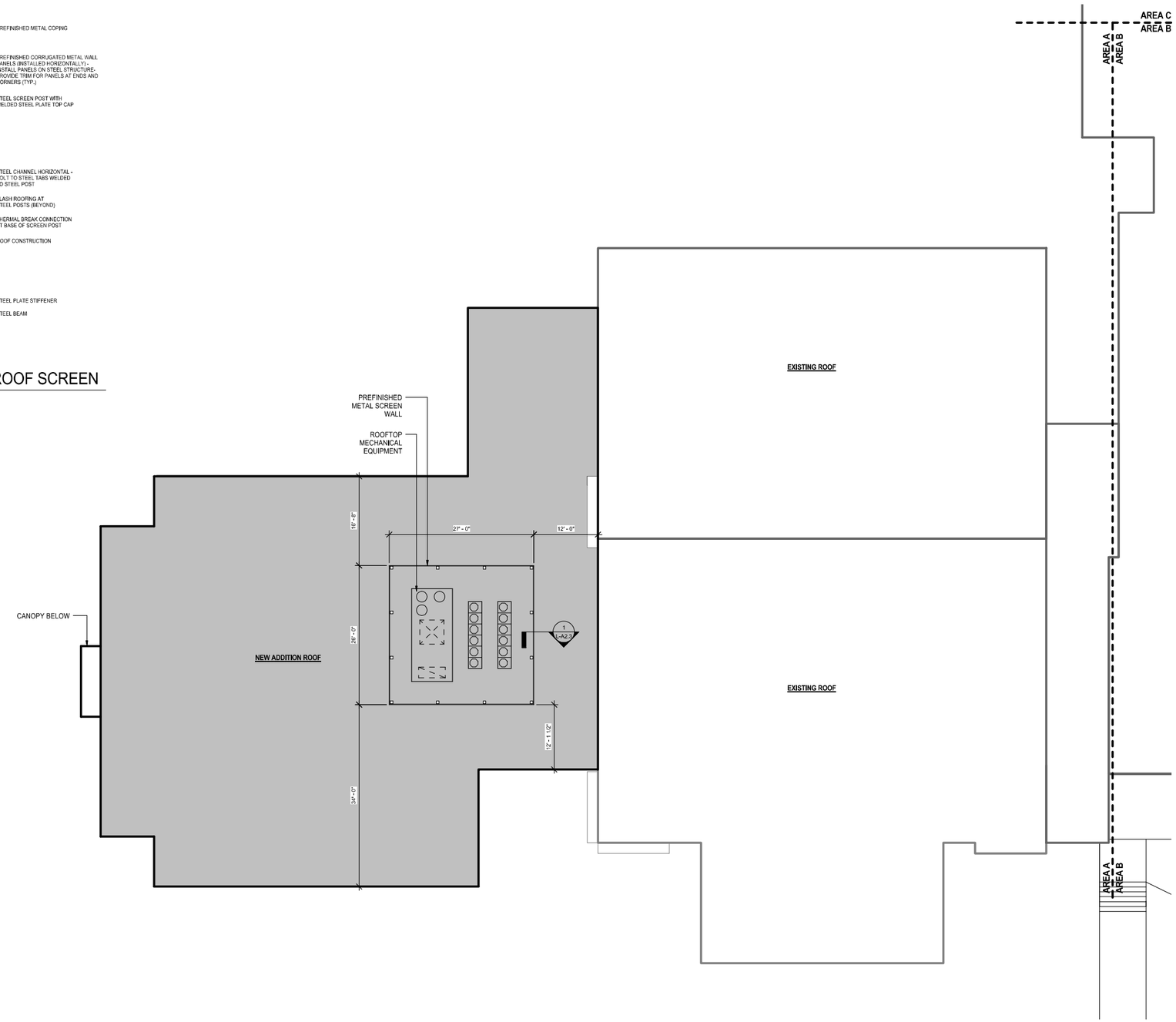
Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Laura B. Sprague Elementary School

Architectural Drawings

January 11, 2016



1
L-A2.3
WALL SECTION - ROOF SCREEN
SCALE: 1" = 1'-0"



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	ZONING BOARD SUBMITTAL	01.04.2016
	COMMITTEE OF THE WHOLE SUBMITTAL	12.04.2015
	DESCRIPTION	DATE

LAURA B. SPRAGUE ELEMENTARY SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

ROOF PLAN - AREA A

Project Number:
02-5467-05
Drawn By:
Author
Sheet:
L-A2.3

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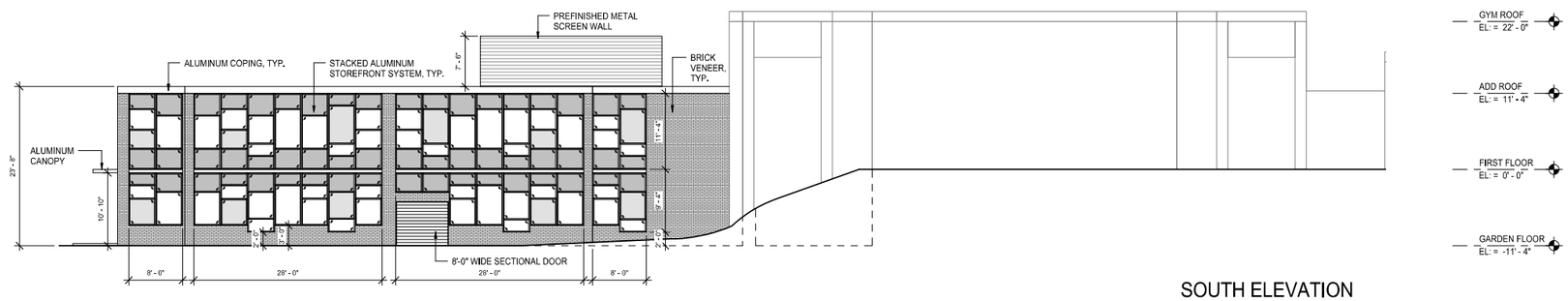
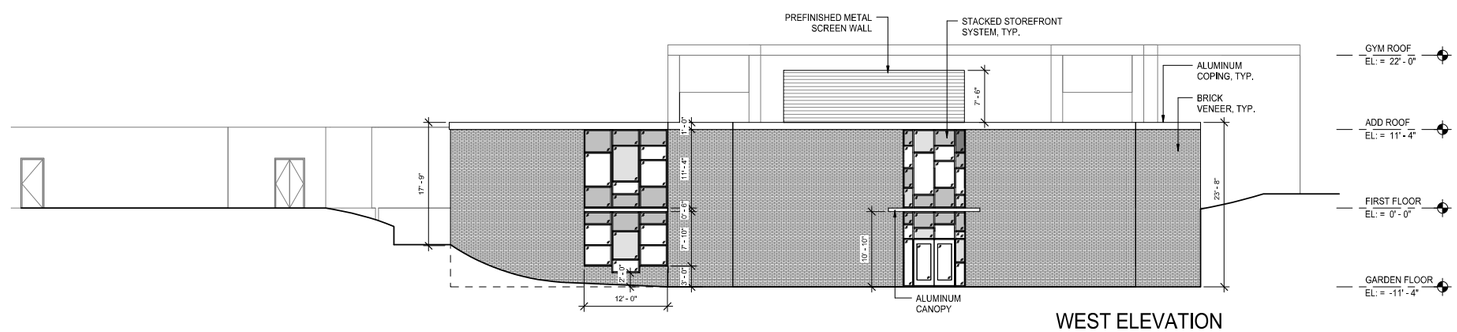
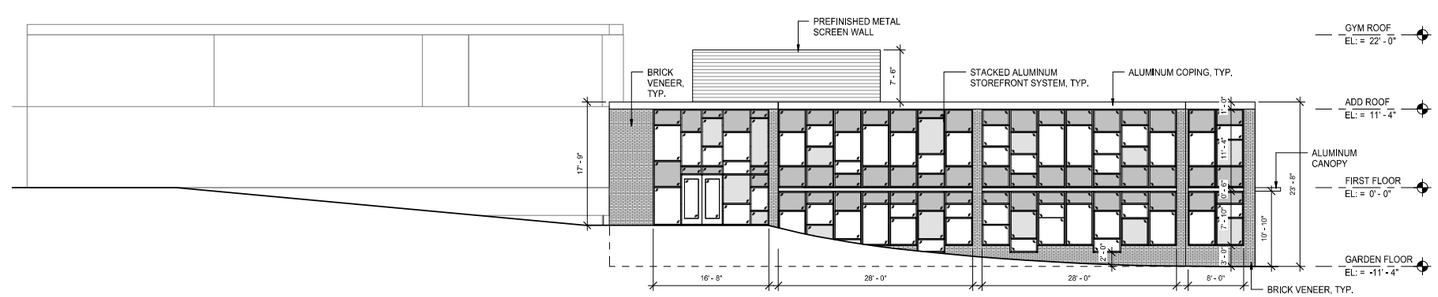


SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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	ZONING BOARD SUBMITTAL	01.04.2016
	COMMITTEE OF THE WHOLE SUBMITTAL	12.04.2015
	DESCRIPTION	DATE

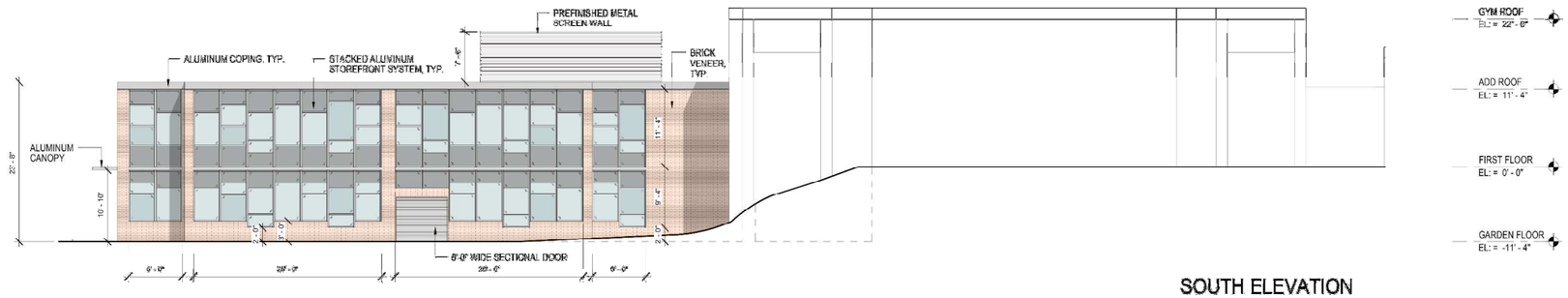
LAURA B. SPRAGUE ELEMENTARY SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

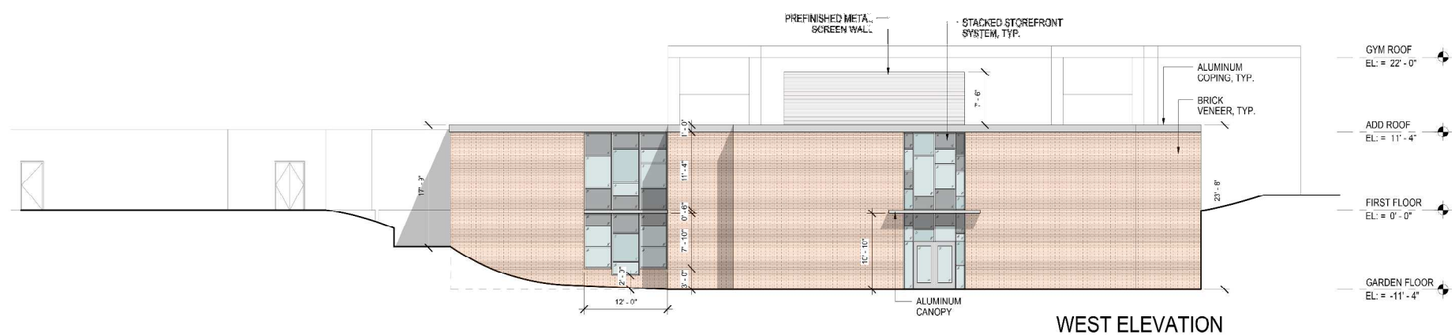
EXTERIOR ELEVATIONS

Project Number:
02-5467-05
Drawn By:
Author
Sheet:

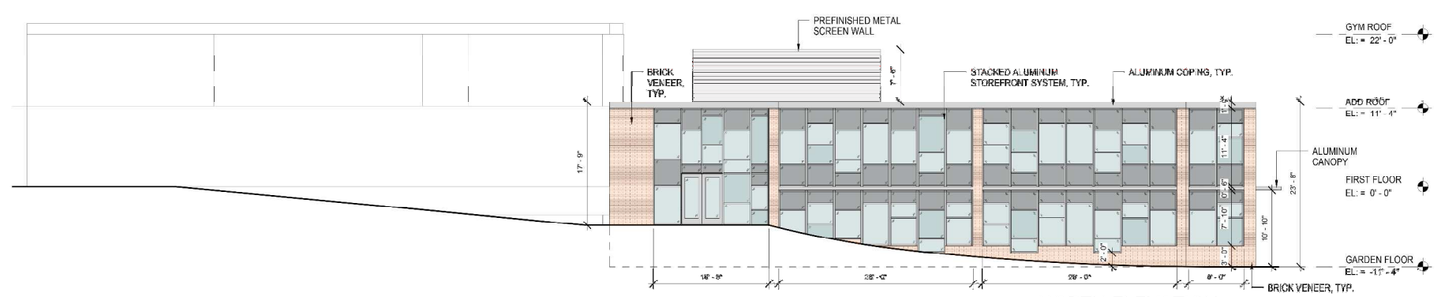
L-A3.0



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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	DESCRIPTION	DATE

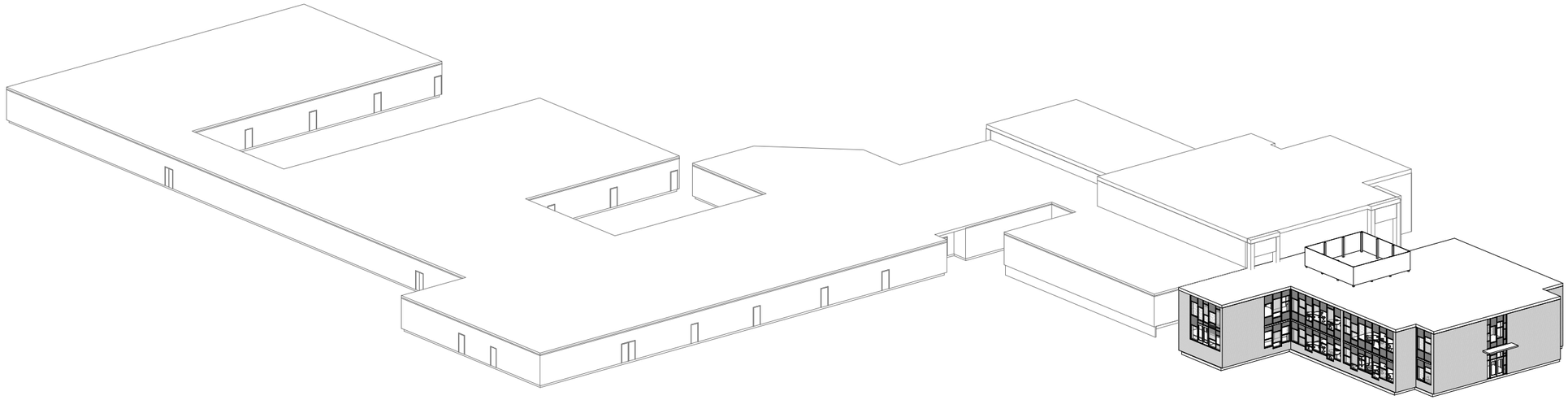
LAURA B. SPRAGUE ELEMENTARY SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

EXTERIOR ELEVATION RENDERINGS

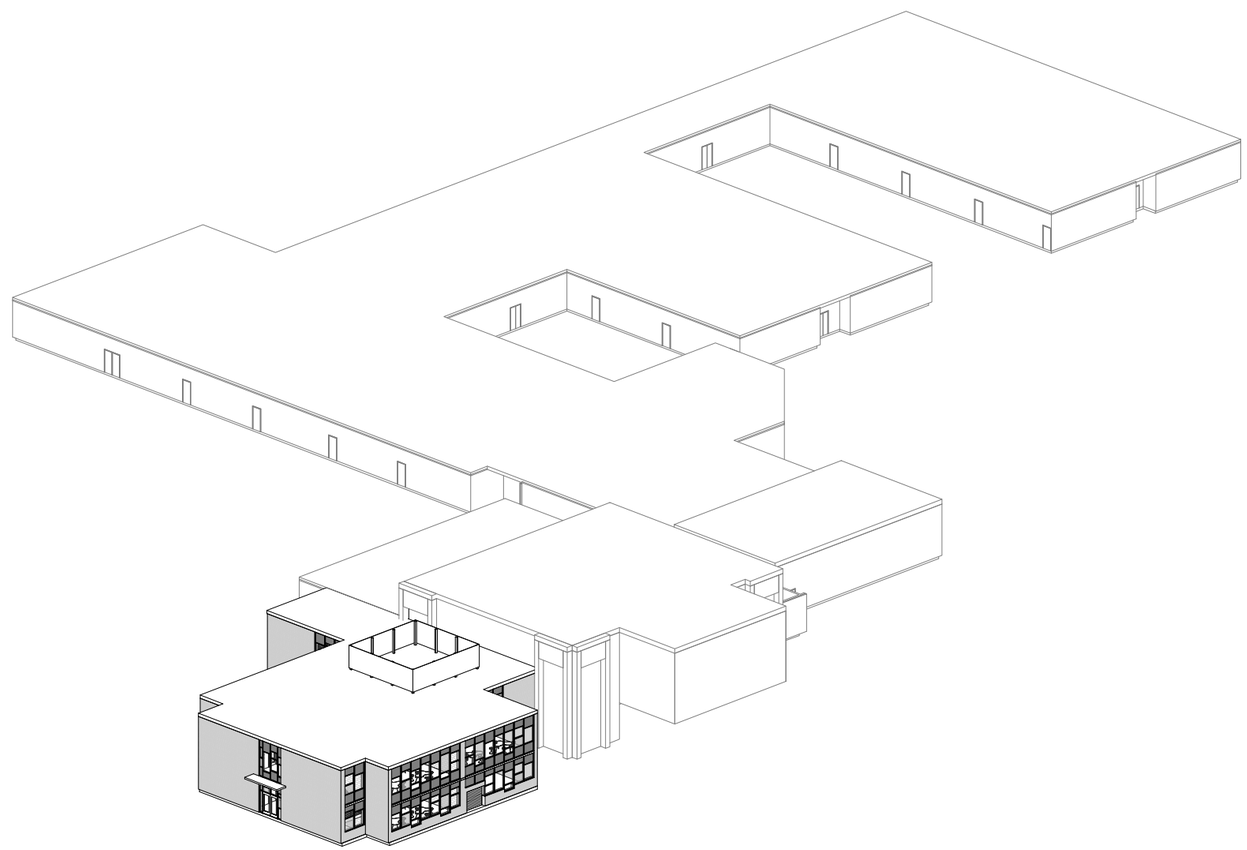
Project Number:
02-5467-05
Drawn By:
Author
Sheet:

L-A3.1



1 L-A3.2 3-D MASSING VIEW FROM NORTHWEST

SCALE:



2 L-A3.2 3-D MASSING VIEW FROM SOUTHWEST

SCALE:

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SCALE: 0' - 0 1/8" = 1' - 0"
0' 4' - 0" 8' - 0" 16' - 0"

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0' 1' - 0" 2' - 0" 4' - 0"

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	DESCRIPTION	DATE

LAURA B. SPRAGUE ELEMENTARY SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

3-D MASSING MODEL

Project Number:
02-5467-05
Drawn By:
Author
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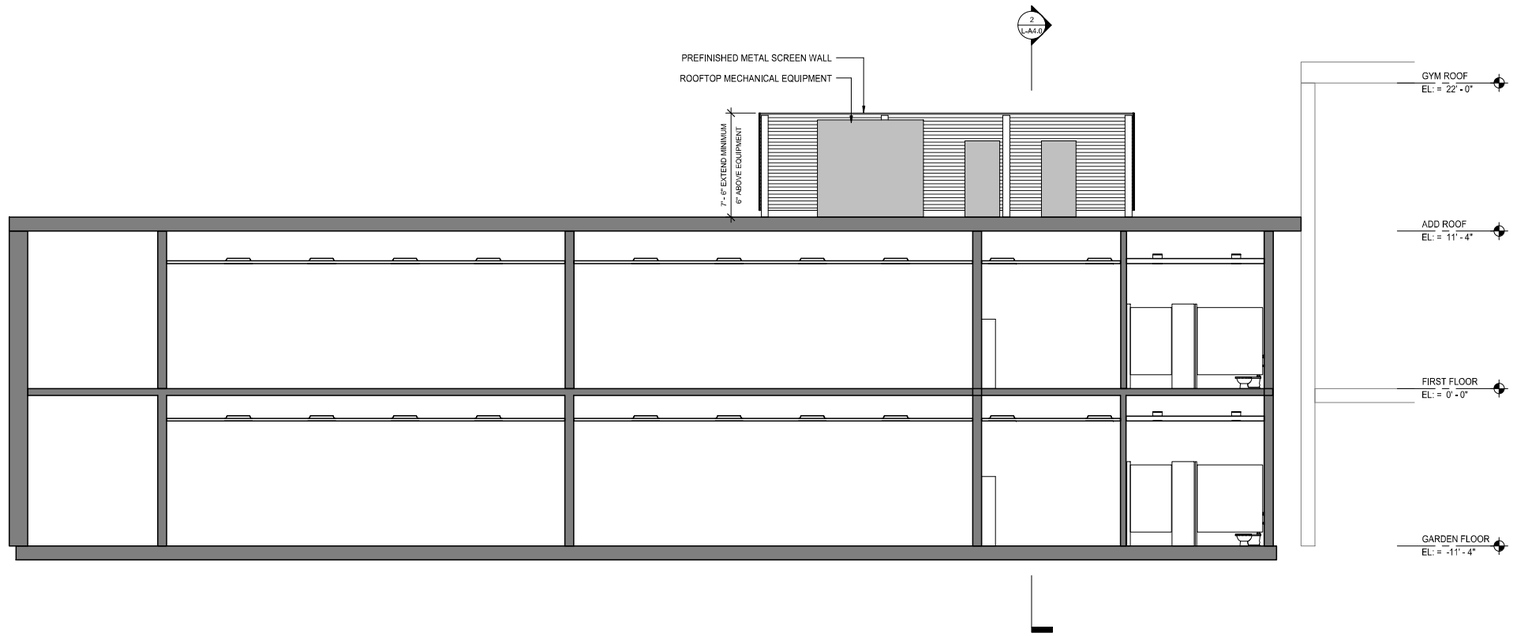
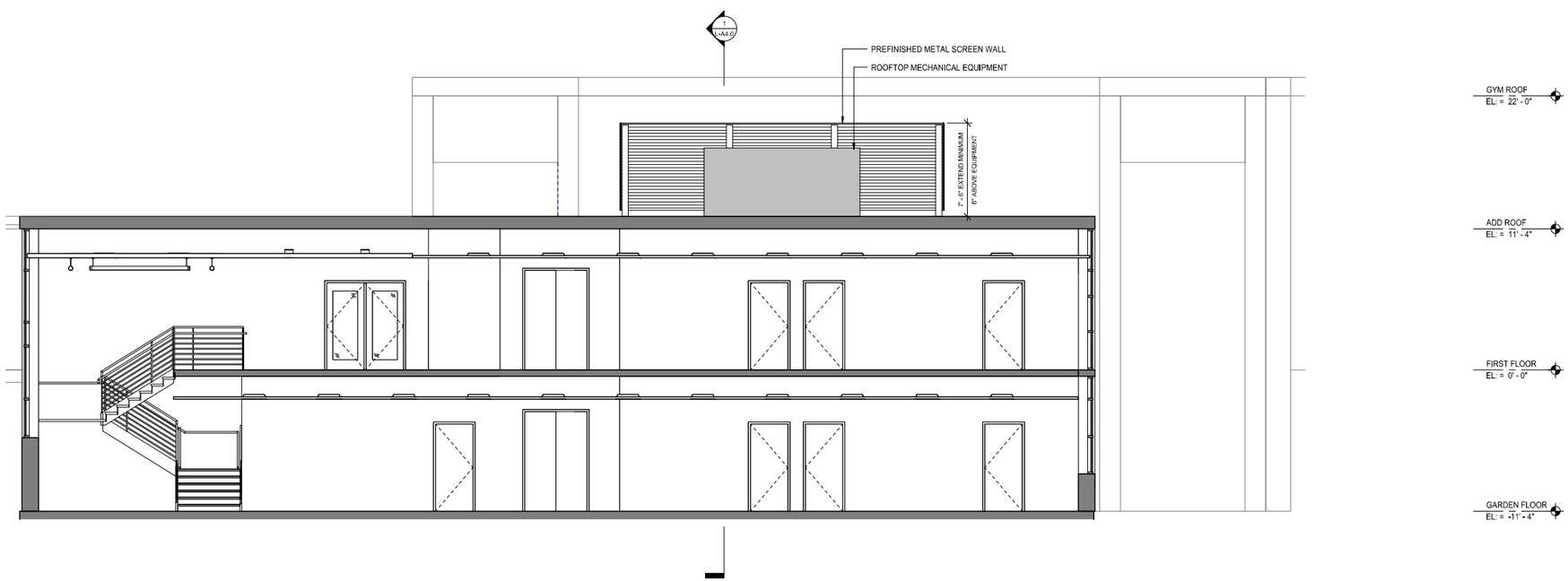
L-A3.2



1 L-A4.0 SECTION THUR CLASSROOM

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



2 L-A4.0 SECTION THRU N-S CORRIDOR

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

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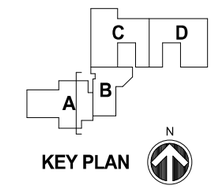


KEY PLAN

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	ZONING BOARD SUBMITTAL	01.04.2016
	DESCRIPTION	DATE

LAURA B. SPRAGUE ELEMENTARY SCHOOL

2425 RIVERWOODS ROAD
LINCOLNSHIRE, IL 60069

BUILDING SECTIONS

Project Number:
02-5467-05
Drawn By:
Author
Sheet:

L-A4.0

Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Additions to Laura B. Sprague Elementary School

Sun Study

January 11, 2016

Lincolnshire – Prairie View School District 103
Sprague School Addition Sun Study

DRAFT 12/24/2015

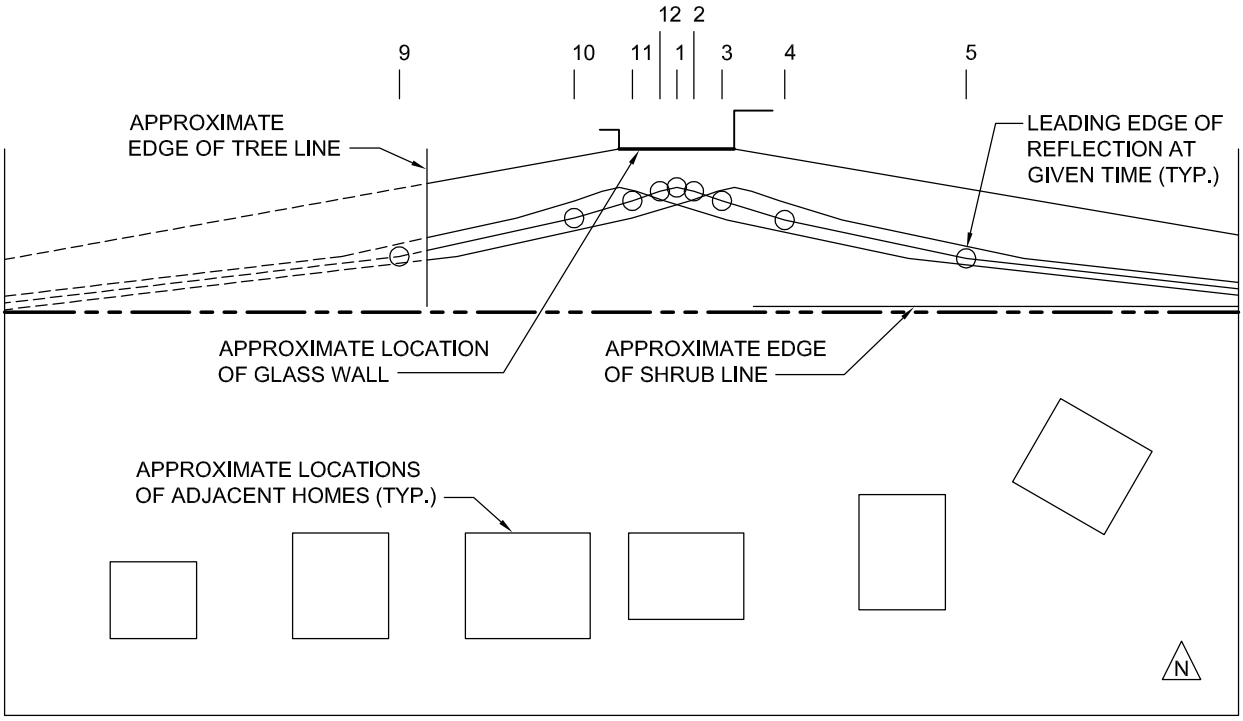
Per the request of the Village of Lincolnshire, in response to concerns about potential sunlight reflected off the glass wall of the Sprague School addition, the following diagrams have been prepared to represent the anticipated path of reflected sunlight for the dates indicated on each diagram. Altitude and azimuth information used to calculate the leading edge of reflected sunlight was obtained from the website of the Astronomical Applications Department of the United States Naval Observatory (http://aa.usno.navy.mil/data/docs/AltAz.php). No survey data for the locations of the homes adjacent to Sprague School is currently available, and as such their depicted locations have been approximated from a digital aerial photograph obtained from Google Maps. The existing school building, for which the dimensions are known, was used to approximate the appropriate scale for the digital aerial photograph.

Note that the sun study diagrams that have been generated assume a flat terrain, which is not an accurate representation of the current site conditions. Based on the known elevations of the school site, which increase to the east and decrease to the west, it is anticipated that the leading edge of the reflected sunlight will be shortened to the east and lengthened to the west. This will correspondingly shorten and lengthen the duration that an adjacent home may experience reflected sunlight exposure.

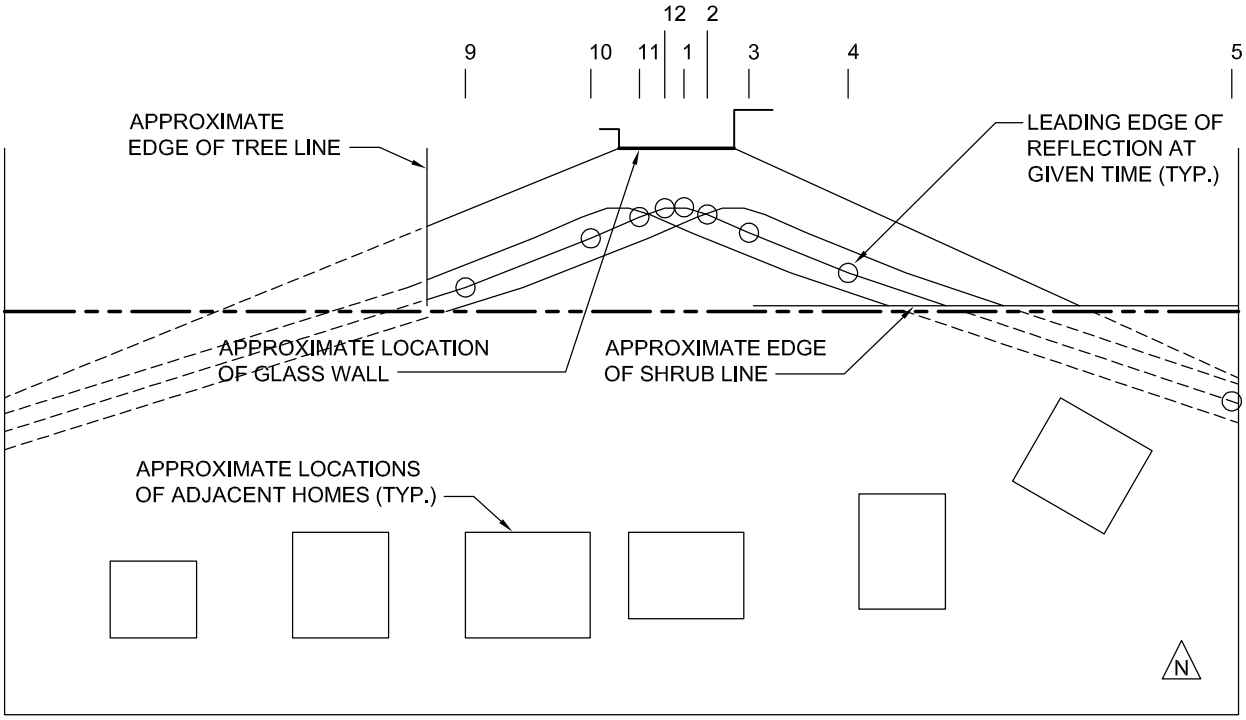
The approximate path of reflected sunlight was calculated for four individual days of the year. December 21 was selected to represent the greatest potential for reflected sunlight, with the lowest altitude and azimuth angles occurring at that time of year. The 21st days of November, October, and September were also selected to illustrate the change in the path of reflected sunlight over time. It is assumed that the 21st days of January, February, and March will roughly correspond to their opposing fall months opposite the December 21 date.

Of the six homes to the immediate south of the Sprague School addition only two will have any chance of exposure to reflected sunlight off the glass wall, including the home furthest to the west and the home furthest to the east. It is anticipated that the home furthest to the west will begin to fall into the path of reflected sunlight early in the month of December, and will reach its peak exposure on December 21 where it would be in the reflected sunlight path for roughly the first hour of the day following sunrise. As per the terrain conditions previously noted; included in this estimate is an increase of approximately 15 minutes to account for the decrease in elevation. There is currently a substantially wooded area separating this home from the Sprague School addition, the effect of which has not been calculated in this study. It is anticipated that the home furthest to the east will begin to fall into the path of reflected sunlight early in the month of November, and will reach its peak exposure on December 21 where it will be in that path for roughly the last hour of the day preceding sunset. As per the terrain conditions previously noted; included in this estimate is a decrease of approximately 15 minutes to account for the increase in elevation. There is currently a modestly wooded area separating this home from the Sprague School addition, the effect of which has not been calculated in this study.

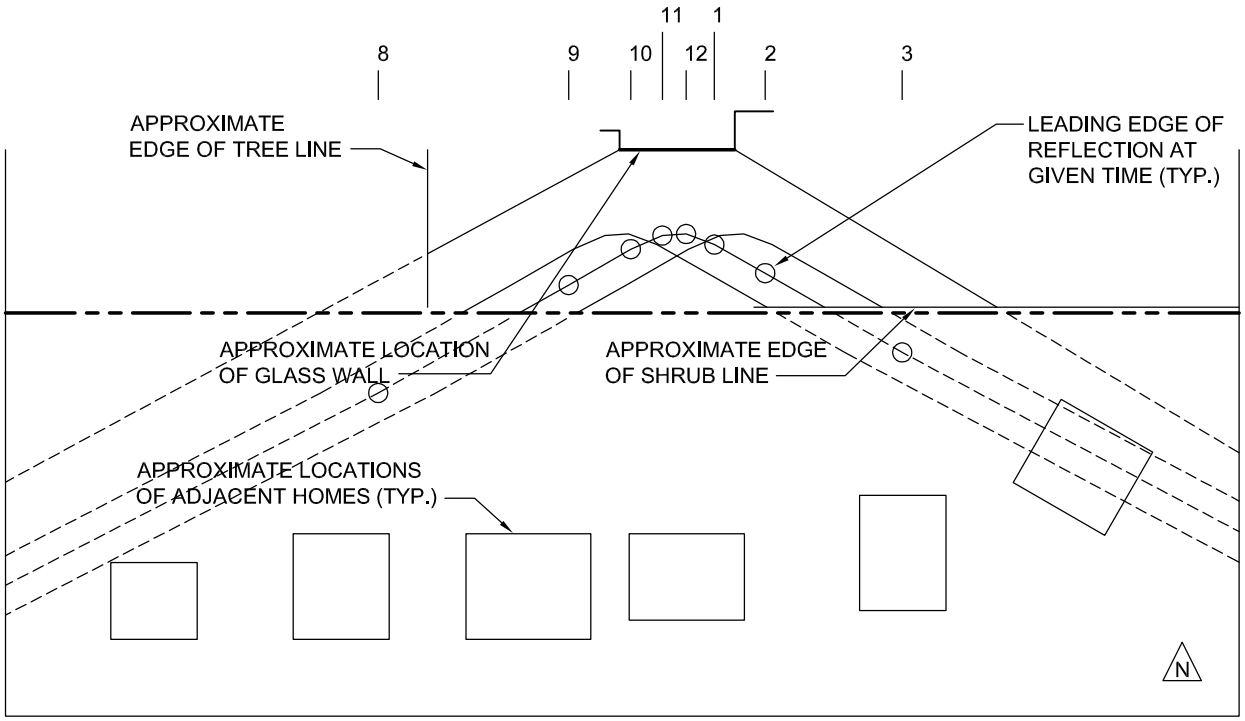
The current intent is to use a glass product that is equivalent to PPG's Solarban 70XL Clear glass, which is listed as having a 12% visible light reflectance (see attached product data sheet for reference).



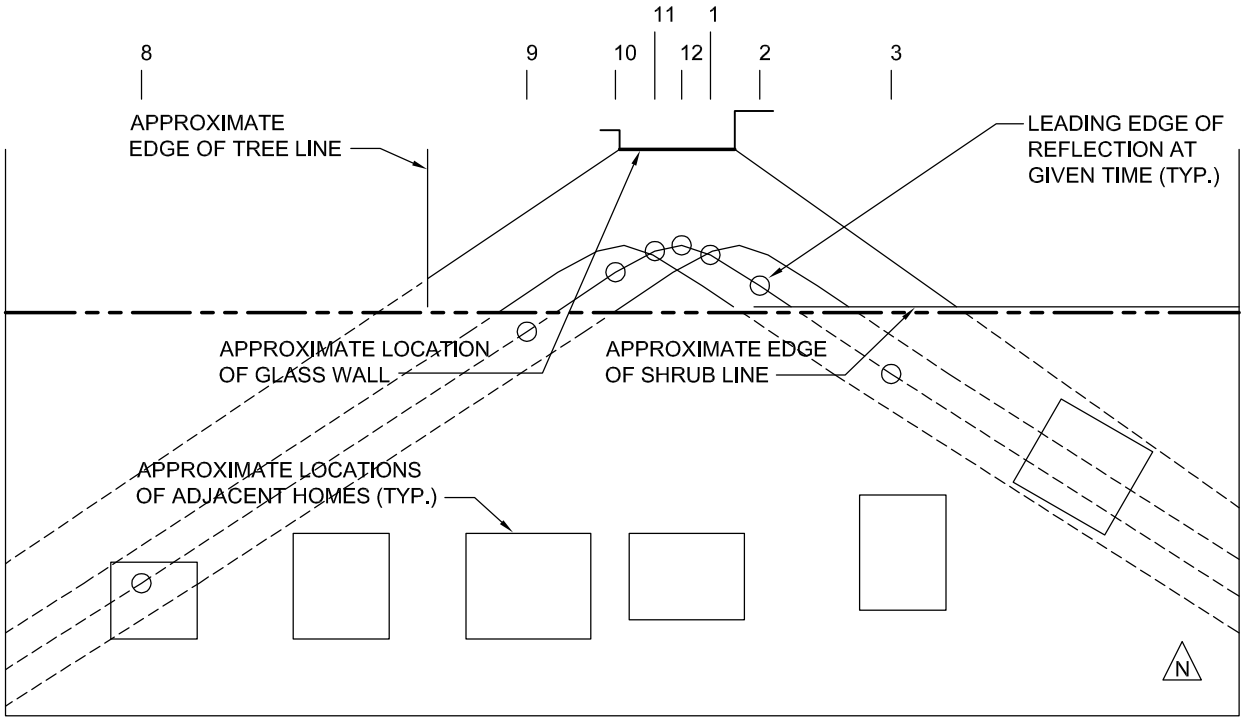
LINCOLNSHIRE - PRAIRIE VIEW SCHOOL DISTRICT 103
SPRAGUE SCHOOL ADDITION SUN STUDY
SEPTEMBER 21 (MARCH SIMILAR)



LINCOLNSHIRE - PRAIRIE VIEW SCHOOL DISTRICT 103
SPRAGUE SCHOOL ADDITION SUN STUDY
OCTOBER 21 (FEBRUARY SIMILAR)



LINCOLNSHIRE - PRAIRIE VIEW SCHOOL DISTRICT 103
SPRAGUE SCHOOL ADDITION SUN STUDY
NOVEMBER 21 (JANUARY SIMILAR)



LINCOLNSHIRE - PRAIRIE VIEW SCHOOL DISTRICT 103
SPRAGUE SCHOOL ADDITION SUN STUDY
DECEMBER 21

SOLARBAN SOLAR CONTROL LOW-E GLASS 70XL

PPG IdeaScapes™ Glass • Coatings • Paint

Aesthetic Description

Solarban 70XL glass is a revolutionary new Solar Control Low-E glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an unprecedented combination of solar control and visible light transmittance.

With the introduction of ***Solarban*** 70XL Magnetic Sputter Vacuum Deposition (MSVD) coated glass, PPG has expanded the universe of design possibilities in two important ways. First, this product allows architects to incorporate vast areas of vision glass into a building's design without a requisite expansion of its cooling capabilities. Second, architects can now specify a clear aesthetic while achieving solar control performance that was previously attainable only through the use of tinted glass and a Solar Control Low-E coating in an insulating glass unit.

Performance Options

When coupled with conventional clear glass in a one-inch insulating glass unit, ***Solarban*** 70XL surpasses, by far, the performance of any other Solar Control Low-E glass on the market today.

- Solar Heat Gain Coefficient (SHGC): 0.27
- Visible Light Transmittance (VLT): 64%
- Light to Solar Gain (LSG) ratio: 2.37

For architects who desire a tinted glass aesthetic and enhanced solar control, ***Solarban*** 70XL glass can be combined in an insulating glass unit with any tinted glass from PPG, including the four tints from the ***Oceans of Color*** collection of ocean inspired tinted glasses, as well as any PPG performance or high-performance earth-toned tint.

Lower Upfront Equipment Costs. Long-Term Energy Savings.

While architects will appreciate ***Solarban*** 70XL sputter coated glass for its aesthetic qualities, their clients and building owners will truly value the energy-related cost savings it provides. According to a recent study by an independent energy and environmental research firm, ***Solarban*** 70XL glass has the potential to reduce annual energy costs by 5 percent or more in comparison with leading Solar Control Low-E coated glasses.

The greatest benefit of specifying this glass may be realized before the building is even occupied. Thanks to the unequalled solar control characteristics of ***Solarban*** 70XL glass, architects can specify smaller HVAC systems for buildings glazed with this product, potentially reducing the associated upfront capital investment by as much as $124,000.

As a result, architects and building owners who specify ***Solarban*** 70XL glass instead of other Solar Control Low-E coated glass products may have their investment repaid in a matter of months.

*The College of Business Administration at California State University's San Marcos campus features **Solarban** 70XL glass, a revolutionary Solar Control Low-E coated glass that offers an unprecedented combination of visible light transmittance and solar control characteristics in a clear, color-neutral glass.*
Architect: *A.C. Martin Partners, Los Angeles*
Glass Fabricator: *Oldcastle BuildingEnvelope™*
Glazing Contractor: *Division 8, Inc.*
CSUSM photo by *George Cagala*

Eight-Story Office Building, Window Wall

City	Annual Operating Expenses		Annual Savings	Total HVAC Equipment Cost		Immediate Equipment Savings	1st Year Savings
	SB60	SB70XL		SB60	SB70XL		
Atlanta	$622,492	$586,400	$36,092	$1,267,770	$1,146,495	$121,275	$157,367
Boston	$764,793	$729,696	$35,097	$1,251,705	$1,136,450	$115,255	$150,352
Chicago	$370,681	$352,779	$17,902	$1,252,297	$1,137,731	$114,566	$132,468
Denver	$397,799	$375,521	$22,278	$1,292,788	$1,168,451	$124,337	$146,615
Houston	$761,534	$718,618	$42,916	$1,253,879	$1,140,825	$113,054	$155,970
Los Angeles	$623,649	$582,454	$41,195	$1,263,556	$1,144,014	$119,542	$160,737
Mexico City	$707,060	$668,434	$38,626	$1,278,536	$1,154,115	$124,421	$163,047
Ottawa	$431,308	$412,595	$18,713	$1,247,862	$1,133,965	$113,897	$132,610
Philadelphia	$378,447	$365,425	$13,022	$1,249,329	$1,132,635	$116,694	$129,716
Phoenix	$394,492	$374,898	$19,594	$1,256,077	$1,140,972	$115,105	$134,699
St. Louis	$310,660	$294,417	$16,243	$1,274,889	$1,156,292	$118,597	$134,840
Seattle	$299,472	$284,629	$14,843	$1,237,408	$1,125,334	$112,074	$126,917

Total Glass Area: 56,640 ft^2

*The chart above is taken from a study conducted by an independent energy and environmental research firm. It shows that **Solarban** 70XL glass can dramatically reduce costs for cooling equipment while generating significant savings on annual cooling costs when compared with other industry-leading high-performance glasses such as **Solarban** 60 Solar Control Low-E Glass.*

Fabrication and Availability

Solarban 70XL glass is available through more than 60 locations of the PPG Certified Fabricator Network. PPG Certified Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. ***Solarban*** 70XL glass, manufactured utilizing the MSVD sputter-coating process, is available for annealed, heat strengthened and tempered applications.

More Information

PPG has published a paper detailing the results of a comprehensive energy simulation study of ***Solarban*** 70XL coated glass in 12 major North American cities. To order a copy of *Immediate and Long-Term Economic Advantages of Specifying **Solarban**® 70XL Solar Control Low E-Glass*, call 1-888-PPG-IDEA (774-4332), call your local PPG Architectural Glass representative or visit www.ppgideascapes.com.

Additional Resources

Solarban 70XL glass is just one of the ***EcoLogical Building Solutions***™ from PPG. For more information, or to obtain samples of this product, call 1-888-PPG-IDEA, or visit www.ppgideascapes.com. All PPG architectural glass is Cradle to Cradle Certified.℠

PPG *IdeaScapes*.™ Integrated products, people and services to inspire your design and color vision.

Solarban® 70XL Glass Performance — Commercial Insulating Glass Unit

Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites; interior lite clear unless otherwise noted

Glass Type	Transmittance			Reflectance		U-Value (Imperial)		European U-Value	Shading Coefficient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night-time	Summer Day-time				
Coated											
***SOLARBAN*® 70XL Solar Control Low-E Glass**											
SOLARBAN 70XL (2)* + Clear	6	64	25	12	52	0.28	0.26	1.50	0.32	0.27	2.37
SOLEXIA + SOLARBAN 70XL (3)*	3	56	20	11	13	0.28	0.26	1.50	0.37	0.32	1.74
ATLANTICA + SOLARBAN 70XL (3)*	2	49	17	10	8	0.28	0.26	1.50	0.32	0.28	1.74
CARIBIA + SOLARBAN 70XL (3)*	2	49	17	9	8	0.28	0.26	1.50	0.32	0.28	1.75
AZURIA + SOLARBAN 70XL (3)*	4	49	17	10	8	0.28	0.26	1.50	0.33	0.29	1.70
PACIFICA + SOLARBAN 70XL (3)*	2	31	12	6	7	0.28	0.26	1.50	0.26	0.22	1.38
SOLARBLUE + SOLARBAN 70XL (3)*	3	41	16	8	16	0.28	0.26	1.50	0.32	0.27	1.48
SOLARBRONZE + SOLARBAN 70XL (3)*	3	38	15	8	20	0.28	0.26	1.50	0.30	0.26	1.48
SOLARGRAY + SOLARBAN 70XL (3)*	2	32	13	7	15	0.28	0.26	1.50	0.27	0.24	1.34
OPTIGRAY 23 + *SOLARBAN* 70XL (3)*	1	17	7	5	7	0.28	0.26	1.50	0.19	0.16	1.04
GRAYLITE + SOLARBAN 70XL (3)*	1	10	5	5	11	0.28	0.26	1.50	0.16	0.14	0.71
VISTACOOL*™ and *SOLARCOOL*® with *SOLARBAN*® 70XL Solar Control Low-E (3)											
VISTACOOL (2) *AZURIA* + Low-E	4	38	14	21	12	0.28	0.26	1.50	0.27	0.24	1.59
VISTACOOL (2) *PACIFICA* + Low-E	1	24	9	11	9	0.28	0.26	1.50	0.22	0.19	1.24
VISTACOOL (2) *CARIBIA* + Low-E	2	38	13	20	11	0.28	0.26	1.50	0.27	0.23	1.65
VISTACOOL (2) *SOLARGRAY* + Low-E	2	25	10	11	17	0.28	0.26	1.50	0.23	0.20	1.24
SOLARCOOL (2) *SOLEXIA* + Low-E	1	22	8	24	16	0.28	0.26	1.50	0.20	0.17	1.28
SOLARCOOL (2) *CARIBIA* + Low-E	1	19	6	19	10	0.28	0.26	1.50	0.18	0.15	1.27
SOLARCOOL (2) *AZURIA* + Low-E	1	19	7	19	10	0.28	0.26	1.50	0.18	0.15	1.27
SOLARCOOL (2) *PACIFICA* + Low-E	1	12	4	10	8	0.28	0.26	1.50	0.15	0.13	0.89
SOLARCOOL (2) *SOLARBLUE* + Low-E	1	16	6	14	16	0.28	0.26	1.50	0.18	0.15	1.03
SOLARCOOL (2) *SOLARBRONZE* + Low-E	1	15	6	14	19	0.28	0.26	1.50	0.17	0.15	1.01
SOLARCOOL (2) *SOLARGRAY* + Low-E	1	13	5	11	15	0.28	0.26	1.50	0.16	0.14	0.89
SOLARCOOL (2) *GRAYLITE* + Low-E	<1	3	1	5	5	0.28	0.26	1.50	0.11	0.09	0.27

Solarban* 70XL for annealed applications is applied to ***Starphire* glass, heat treated applications will require either clear or ***Starphire*** glass depending on manufacturing process.

All performance data calculated using LBNL Window 5.2 software, except European U-Value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

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www.ppgideascapes.com

Village of Lincolnshire
Architectural Review Board Submittal Packet
Lincolnshire – Prairie View School District 103
Laura B. Sprague Elementary School

Building Materials

January 11, 2016

Building Materials

January 11, 2016

Brick Veneer

Manufacturer: To be determined

Product: To be determined

Description: Brick veneer to match existing brick

Color: Orange and tan blend

Aluminum Window System

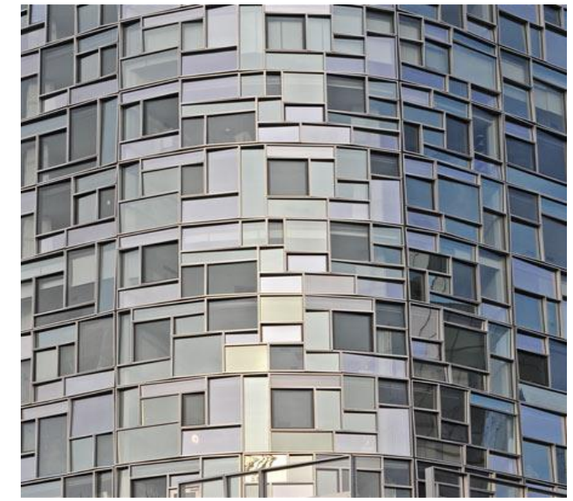
Manufacturer: Kawneer

Product: 1600 Wall System 1

Description: Frames to be dark bronze anodized aluminum

Color: Dark Bronze

Glazing



Manufacturer: Old Castle, Guardian

Product: Solarban 70XL (clear and spandrel), Sunguard AG 43

Description: 1″ insulated glass unit with Low-E. Spandrel panels warm gray frit on glass surface #4. Tinted panels crystalgray.

Color: Clear vision glass, warm gray spandrel glass, crystal gray tinted glass

1600 Wall System®1 / System®2

Imposing Statements – Used Together Or Independently

Knight Oil Tools Corporate Facility, Lafayette, LA
Architect: Donald J. Breaux Architect, Lafayette, LA
Glazing Contractor: Advantage Glass & Mirror, New Iberia, LA, with installation assistance from DeGeorge Glass Company, Inc., Metairie, LA

Building on the proven success of Kawneer's 1600 Wall System® which set the standards for curtain wall engineering, 1600 Wall System®1 and 1600 Wall System®2 provide reliability with versatile features. Both are stick-fabricated, pressure glazed curtain walls for low-to-mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System®1 is an outside glazed, captured curtain wall
- 1600 Wall System®2 is a Structural Silicone Glazed (SSG) curtain wall

Aesthetics

Even the smallest details of 1600 System®1/1600 Wall System®2 reflect the aesthetics and reliability that derive from Kawneer's precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sight line.

KAWNEER
AN ALCOA COMPANY

Performance

Key aspects of 1600 System®1 and 1600 Wall System®2 are enhanced for higher performance. Pressure equalization has been designed into the system and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System®1 has been large missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

Air Performance	ASTM E-283
Static Water Penetration	ASTM E-331
Dynamic Water Penetration	AAMA 501.1
Structural Performance	ASTM E-330
"U" Value, CRF	AAMA 1503.1
Sound Transmission Rating	ASTM E 90-90
Seismic Performance	AAMA 501.4

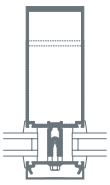
For the Finishing Touch

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

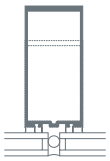
Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Hunter Henry Center at Mississippi State University, Mississippi State, MS
Architect: Foil Wyatt Architects & Planners, P.A., Jackson, MS
Glazing Contractor: American Glass Company, Inc., Columbus, MS



1600 Wall System®1



1600 Wall System®2

1600 Wall System®1/1600 Wall System®2:

- for reliability
- for performance
- for versatility
- for a smooth, monolithic appearance
- for uninterrupted sight lines

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

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SOLARBAN SOLAR CONTROL LOW-E GLASS 70XL

PPG IdeaScapes™ Glass • Coatings • Paint

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Eight-Story Office Building, Window Wall

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Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites; interior lite clear unless otherwise noted

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Coated											
***SOLARBAN*® 70XL Solar Control Low-E Glass**											
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SOLEXIA + SOLARBAN 70XL (3)*	3	56	20	11	13	0.28	0.26	1.50	0.37	0.32	1.74
ATLANTICA + SOLARBAN 70XL (3)*	2	49	17	10	8	0.28	0.26	1.50	0.32	0.28	1.74
CARIBIA + SOLARBAN 70XL (3)*	2	49	17	9	8	0.28	0.26	1.50	0.32	0.28	1.75
AZURIA + SOLARBAN 70XL (3)*	4	49	17	10	8	0.28	0.26	1.50	0.33	0.29	1.70
PACIFICA + SOLARBAN 70XL (3)*	2	31	12	6	7	0.28	0.26	1.50	0.26	0.22	1.38
SOLARBLUE + SOLARBAN 70XL (3)*	3	41	16	8	16	0.28	0.26	1.50	0.32	0.27	1.48
SOLARBRONZE + SOLARBAN 70XL (3)*	3	38	15	8	20	0.28	0.26	1.50	0.30	0.26	1.48
SOLARGRAY + SOLARBAN 70XL (3)*	2	32	13	7	15	0.28	0.26	1.50	0.27	0.24	1.34
OPTIGRAY 23 + *SOLARBAN* 70XL (3)*	1	17	7	5	7	0.28	0.26	1.50	0.19	0.16	1.04
GRAYLITE + SOLARBAN 70XL (3)*	1	10	5	5	11	0.28	0.26	1.50	0.16	0.14	0.71
VISTACOOL*™ and *SOLARCOOL*® with *SOLARBAN*® 70XL Solar Control Low-E (3)											
VISTACOOL (2) *AZURIA* + Low-E	4	38	14	21	12	0.28	0.26	1.50	0.27	0.24	1.59
VISTACOOL (2) *PACIFICA* + Low-E	1	24	9	11	9	0.28	0.26	1.50	0.22	0.19	1.24
VISTACOOL (2) *CARIBIA* + Low-E	2	38	13	20	11	0.28	0.26	1.50	0.27	0.23	1.65
VISTACOOL (2) *SOLARGRAY* + Low-E	2	25	10	11	17	0.28	0.26	1.50	0.23	0.20	1.24
SOLARCOOL (2) *SOLEXIA* + Low-E	1	22	8	24	16	0.28	0.26	1.50	0.20	0.17	1.28
SOLARCOOL (2) *CARIBIA* + Low-E	1	19	6	19	10	0.28	0.26	1.50	0.18	0.15	1.27
SOLARCOOL (2) *AZURIA* + Low-E	1	19	7	19	10	0.28	0.26	1.50	0.18	0.15	1.27
SOLARCOOL (2) *PACIFICA* + Low-E	1	12	4	10	8	0.28	0.26	1.50	0.15	0.13	0.89
SOLARCOOL (2) *SOLARBLUE* + Low-E	1	16	6	14	16	0.28	0.26	1.50	0.18	0.15	1.03
SOLARCOOL (2) *SOLARBRONZE* + Low-E	1	15	6	14	19	0.28	0.26	1.50	0.17	0.15	1.01
SOLARCOOL (2) *SOLARGRAY* + Low-E	1	13	5	11	15	0.28	0.26	1.50	0.16	0.14	0.89
SOLARCOOL (2) *GRAYLITE* + Low-E	<1	3	1	5	5	0.28	0.26	1.50	0.11	0.09	0.27

Solarban* 70XL for annealed applications is applied to ***Starphire* glass, heat treated applications will require either clear or ***Starphire*** glass depending on manufacturing process.

All performance data calculated using LBNL Window 5.2 software, except European U-Value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

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7097 09/10 20M

PPG Industries, Inc. Glass Business & Discovery Center 400 Guys Run Road Cheswick, PA 15024 1-888-PPG-IDEA
www.ppgideascapes.com

AG 43 (#2)

High Performance Low-E

Outboard Substrate	CrystalGray
Inboard Substrate	Clear
Exterior Appearance	Silver Gray

Transmitted Color

Transmission

Visible Light %:	30
UV %:	14
Solar Energy %:	18

Reflectivity

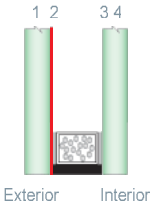
Visible Light Out %:	17
Visible Light In %:	14
Solar Energy %:	18

Heat Gain

Relative Heat Gain:	60
Shading Coefficient:	0.28
Solar Heat Gain Coefficient:	0.25
Light-to-Solar Gain:	1.23

U-Value

Winter Nighttime Argon:	0.26
Winter Nighttime Air:	0.30
Summer Daytime Air:	0.29



Thermal Stress Guidelines

Outboard Lite

Inboard Lite

This SunGuard lite must be tempered or heat-strengthened
Exercise caution when using annealed SunGuard products, heat-strengthening or tempering may be required
Go with annealed SunGuard products

NOTE: The thermal stress guideline is only a rough guide to the thermal safety of a glazing. Other factors such as large glass areas, shapes and patterns, thick glass, glass damaged during shipping, handling or installation, orientation of the building, exterior shading, overhangs/fins that reduce wind speed, and areas with high daily temperature fluctuations can all increase the probability of thermal breakage. The results shown are not for any specific glazing installation and do not constitute a warranty against glass breakage.

Click here to view product literature

Order a Sample | Short-Form Summary | Download BIM

Send to Colleagues | Contact a Guardian Architectural Design Manager

For Technical Support Call 1-866-GuardSG (482-7374) or email us.

Color Disclaimer: Displayed colors are intended to represent actual color. Color is a function of light and reflectivity and cannot be accurately portrayed online. Actual glass samples should be used to determine color. Please order a sample and discuss color with your Guardian Architectural Design Manager to ensure you are pleased with your SunGuard selection before ordering glass for your project.

Performance Comparison Tool

Compare hundreds of SunGuard products options for almost any type of glass makeup.

Get the info you need »

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SunGuard Coating:	AG 43 (#2)
SunGuard Product Series:	High Performance Low-E
Outboard Substrate:	CrystalGray
Inboard Substrate:	Clear
Exterior Appearance:	Silver Gray

Performance Values:

Visible Light Transmission %:	30
UV Transmission %:	14
Solar Energy Transmission %:	18
Visible Light Out Reflectivity %:	17
Visible Light In Reflectivity %:	14
Solar Energy Reflectivity %:	18
U-Value Winter Nighttime:	0.30
U-Value Summer Daytime:	0.29
Relative Heat Gain:	60
Shading Coefficient:	0.28
Solar Heat Gain Coefficient:	0.25
Light-to-Solar Gain:	1.23

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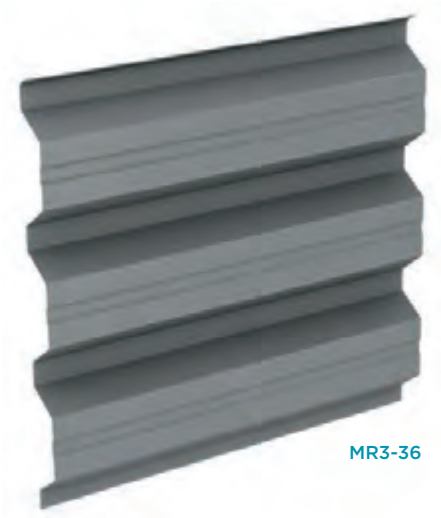
PROFILE SERIES

EXPOSED FASTENER PANELS

Exposed Fastener panels provide ultimate flexibility with panels that can be used as exterior or interior walls, roofs or soffits.



MR3-36

Kennedy Space Center
Titusville, FL
BRPH

FEATURES & BENEFITS

- Extremely versatile panels can be used as exterior or interior walls, roofs and soffits
- Ribs can be run either horizontally* or vertically
- May be installed to meet many levels of thermal protection
- Excellent negative wind load properties
- All-weather installation capability minimizes delays; permits fast-track scheduling
- Panels are available in stucco-embossed or smooth finishes

DESCRIPTION

SUBSTRATES

- Standard 24*–18 gage G90 Galvanized Steel
- Aluminum or stainless steel—optional
- Smooth or embossed surface textures

*24 gage only available in certain profiles. Consult CENTRIA.

EXPOSED FASTENER PROFILES

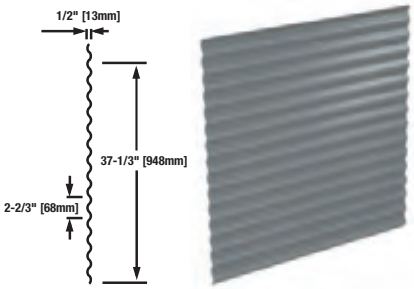
- Horizontal or vertical wall installation
- Wall and roof installation
- Lengths up to 40′ [12.19m] for steel panels Consult CENTRIA for more information

COATINGS & COLORS

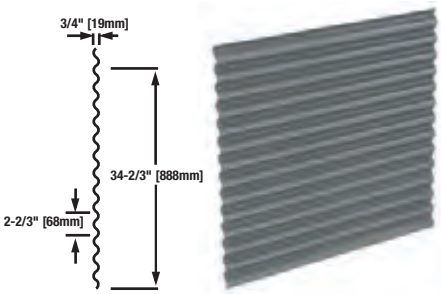
Available in a wide range of coil coated colors and finishes. See charts on pages 45–49

EXPOSED FASTENER PANELS | Product Details

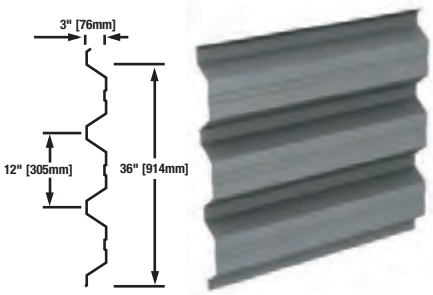
ECONOLAP 1/2"



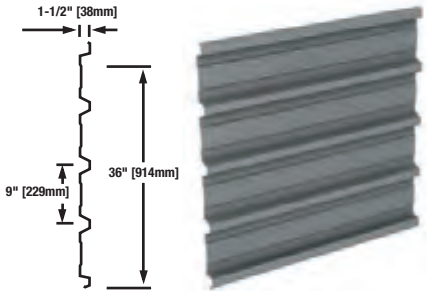
ECONOLAP 3/4"



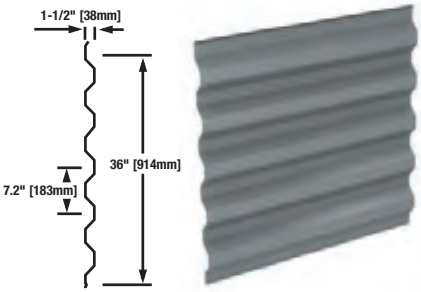
MR3-36



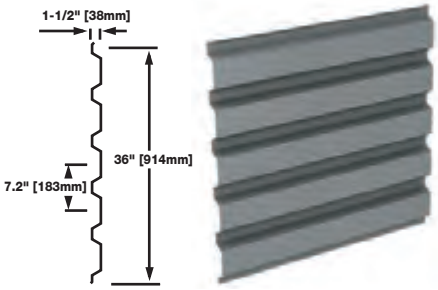
TR4-36



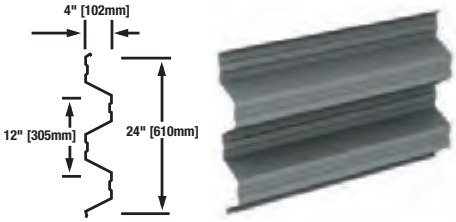
STYLE-RIB



BR5-36



SUPER-RIB



Stage AE
Pittsburgh, PA
WD Partners

COLORS

PRISMATIC™ SERIES COLORS—FLUOROFINISH, DURAGARD AND DURAGARD PLUS

179 Regal White
996 Crushed Ice
993 Off-White †
995 Cambridge White
310 Bone White
994 Colonial White
5012 Marble
992 Lee Ivory †
133 Sandstone
1760 Limestone †
142 Surrey Beige †
9910 Light Seawolf †
9911 Pebble
997 Prism Yellow
5444 Aged Copper
977 Moss
9933 Cypress Olive
978 Hunter Green
183 Evergreen
9932 Hartford Green
177 Slate Blue
9926 Arabian Blue
974 Teal Blue
9928 Cherokee Blue
200 Deep Blue Sea
9930 Night Horizon
9923 Granite
971 Chromium Gray
9917 Light Gray †
9918 Dove Gray †
9919 Fashion Gray
181 Slate Gray †
9922 Steel Gray
9921 Charcoal Gray
9914 Midnight Bronze
154 Dark Bronze
9916 Rich Black
9912 Sage Brown
1243 Mocha
9937 Mauve
156 Colonial Red
999 Aspen Gold
5913 Polyester Arctic Ice
Interior Use Only

Unless specified otherwise, CENTRIA will provide a standard backer coat on the reverse side of single skin panels. Color may vary.

Polyester Arctic Ice is the standard finish offering for the interior surfaces of foam panels. Other finishes available upon request.

† Standard Duracast finish color. Consult CENTRIA for custom colors.

Colors shown are for preliminary selection only. Printed colors can vary from actual painted material.

Contact CENTRIA for painted metal samples before final selection.

NOTE: Because of the differences in the formulation and application properties of spray-applied coatings versus coil coatings, a slight color variation is likely to occur when matching coatings of these different types..

REQUEST FOR BOARD ACTION
Architectural Review Board Meeting
January 19, 2016

Subject:	Tri-State International Office Center – Wall Signage Plan
Action Requested:	Consideration of a Wall Signage Plan for Tri-State International Office Center, located at the southwest corner of Rt. 22 and Interstate Tollway 94
Petitioner:	CDW LLC & 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 early 2003, the Village Board approved Ordinance No. 03-1829-06 (attached), amending the Planned Unit Development for the Tri-State International Office Center (Tri-State O.C.) to permit wall signage on all five buildings in the office campus, with specific conditions. At that time, wall signage on multi-tenant office buildings was not permitted in the Village's Sign Code.
- Two Tri-State tenants took advantage of this new permissibility and installed signs. After both tenants ultimately left the Center, that signage was removed and there have been no requests for wall signage at this property since.
- In 2009, the Village relaxed the long-standing prohibition on wall signage for multi-tenant office buildings throughout the Village, as part of a larger Sign Code revamp (see attached excerpt). At that time, specific size, illumination and locational requirements were approved for multi-tenant office building wall signs. No applications for wall signage at this property have been received since 2009
- CDW recently constructed a parking deck, and renovated 25 & 75 Tri-State International for their new corporate offices.
- This past November, the ARB approved changes to a previously-approved ground signage plan for the Tri-State O.C. to incorporate CDW branding and the new Center name, CDW Center.
- CDW approached the Village last November with a request to permit two wall signs that did not comply with the current Village Code or the 2003 wall signage plan approval for Tri-State International O.C.
- Upon Staff recommendation and the consent of CDW, the Village Board agreed to a request from the owners of the Tri-State International O.C. to consider an expanded wall signage request that addresses CDW's request and future similar requests for all buildings in the Tri-State International O.C.

Project Summary:

- CDW is requesting two wall signs as part of this proposal; one on the top band of the east façade of the 75 Tri-State International building and the other on a glass architectural feature on the Tollway "on-ramp facing" elevation of the new CDW parking deck.
- The signs are identical logo signs and consist of white, backlit letters.
- Proposed illumination meets Village Code, however the signs do not comply with Village Code with regard to the following:
    1. Proposed maximum height of Sign Face = 8'. Code-permitted = 3'

2. Proposed maximum height of logo = 8' (entire sign is a logo). Code-permitted = 30"
3. Proposed wall signs to cover an architectural feature (glass panels on the parking deck) and a window (partial coverage on 75 building wall sign). Code prohibits such coverage.

- Given the similar setbacks and heights of the 100-300 Tri-State International O.C. buildings, the Village Board agreed it is appropriate to expand this request to an amendment for the entire office complex, setting the baseline size requirements for all wall signage facing the Tollway on all buildings.
- The ARB is requested to consider CDW's specific request for their two signs, in the context of a larger request to approve a template for consideration of similar-sized signs on all buildings in the Tri-State International O.C. The ARB's recommendation on the design merits of this request will be considered as part of a Public Hearing for an amendment to the Tri-State International O.C. PUD, which will be held by the Village Board in February.
- The Center-wide request is only for Tollway-facing signs, as depicted on the Site Plan attachment in the presentation packet.

Staff Comments:

- The proposal is to permit wall signs of the sizes noted in the Project Summary and depicted in the CDW specific request. If recommended for approval by the ARB, as presented, this would result in permissibility throughout this specific office campus for overall wall sign faces and logo heights up to 8' tall, and signs would be permitted to extend (overlap) windows and other architectural features, such as the glass feature on the CDW parking deck.
- However, per the Village Board's direction, while each individual request would have these sign rights, the specific design of each individual sign request must still be reviewed by the ARB and Village Board.
- The Petitioners have provided photo simulations of their proposed wall signage at a code-compliant size and location, and the requested size and location. Staff believes the contrast in size is a stark difference and that 30" or even 3' tall signs would be ineffective for the office buildings along the Tollway in this location.
- Conditions for the proposed wall sign on the parking deck are very different, given the approximate 75' distance to the Tollway on-ramp from the deck, as opposed to office building setbacks from the Tollway of between 250' – 450'.
- If the goal is to utilize the parking deck sign for identification southbound on the Tollway, the photo simulation in the packet depicting the sign from the Tollway itself shows a more proportional sign, especially given the length of the parking deck. However, the sign would appear much larger from the on-ramp.

At the Preliminary Evaluation meeting, the Village Board requested views of other wall signs on buildings across the Tollway intersection (in Bannockburn), to be able to make an area-wide comparison (see presentation packet). Note the LTD Commodities sign is approximately 3' tall, which would be slightly larger than the 30" the current Village Code permits for logo wall signs on office buildings. The LaQuinta sign is approximately 8' tall and would be consistent with the height requirement being considered in this request.

Staff Recommendation:

Staff recommends approval of a wall signage plan for the Tri-State International O.C., as depicted in the attached presentation packet, with the following conditions:

1) Individual wall sign requests must be reviewed and approved by the ARB and Village Board.
2) This approval applies only to tollway-facing signs in locations depicted on the Site Plan in the presentation packet.
3) The sign plans and details for the proposed CDW wall signs are approved

Recommendation:
The Architectural Review Board moves to approve and recommend to the Village Board approval of a Wall Signage Plan for the Tri-State International Office Center to permit wall signs at specific dimensions and locations presented in a presentation packet, date stamped received January 14, 2016, subject to the Staff recommendations in a memorandum dated January 19, 2016, and further subject to . . . . . .

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

Reports and Documents Attached:
- Presentation Packet from J.T. Garofalo of CBRE, dated January 14, 2016.
- Ordinance No. 03-1829-06, granting a Revised Comprehensive Signage Plan for Tri-State Intl. Office Center
- Excerpt from Village Sign Code section 12-9-1(B)

Meeting History	
Preliminary Evaluation Meeting (COW)	December 14, 2015
Current ARB Review	January 19, 2016

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

January 14, 2016

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 Building Wall 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 install wall signage on two of the three buildings. One building is the 75 Tri-State International building and the other being the newly constructed parking garage along the interstate.

CDW is requesting to amend the original 1986 PUD for Phase II of the Tri-State International office Center to permit wall signage exceptions from the Village Sign Code. CDW is requesting the following exceptions be made:
1) Maximum Height of Sign Face - from 3' permitted to 8'
2) Maximum Height of Logo - from 30" permitted to 8′ (as entire sign is a logo)
3) Permit wall signs to cover an Architectural Feature and a window, which is prohibited per the Sign Code.

In addition we offer the Village Board the opportunity to amend wall signage permissibility for the entire site to permit all buildings to have the same size wall signs as CDW is proposing. Ownership of property welcomes this approach.

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

- Site Plan: Locating new wall signage.

- LL-02: Photo simulation of code-compliant wall signage for CDW's 75 Tri-State International building and parking deck
- Photo simulations of code-compliant wall signage for the 100, 200 and 300 Tri-State International buildings.
- LL-03: CDW building elevation wall sign proposal for 75 Tri-State International
- LL-04: CDW parking deck elevation wall sign proposal
- PH-04: Photo simulation of CDW parking deck sign proposal (from the tollway near underpass)
- Photo simulations of proposed wall signage for the 100, 200 and 300 Tri-State International buildings.
- Photo comparison of wall signage across the tollway from Tri-State International Office Park.

CDW is working with Poblocki Sign Company to create the halo lit signage per the attached drawings for the CDW buildings. No other signage is currently planned for the other buildings at this time.

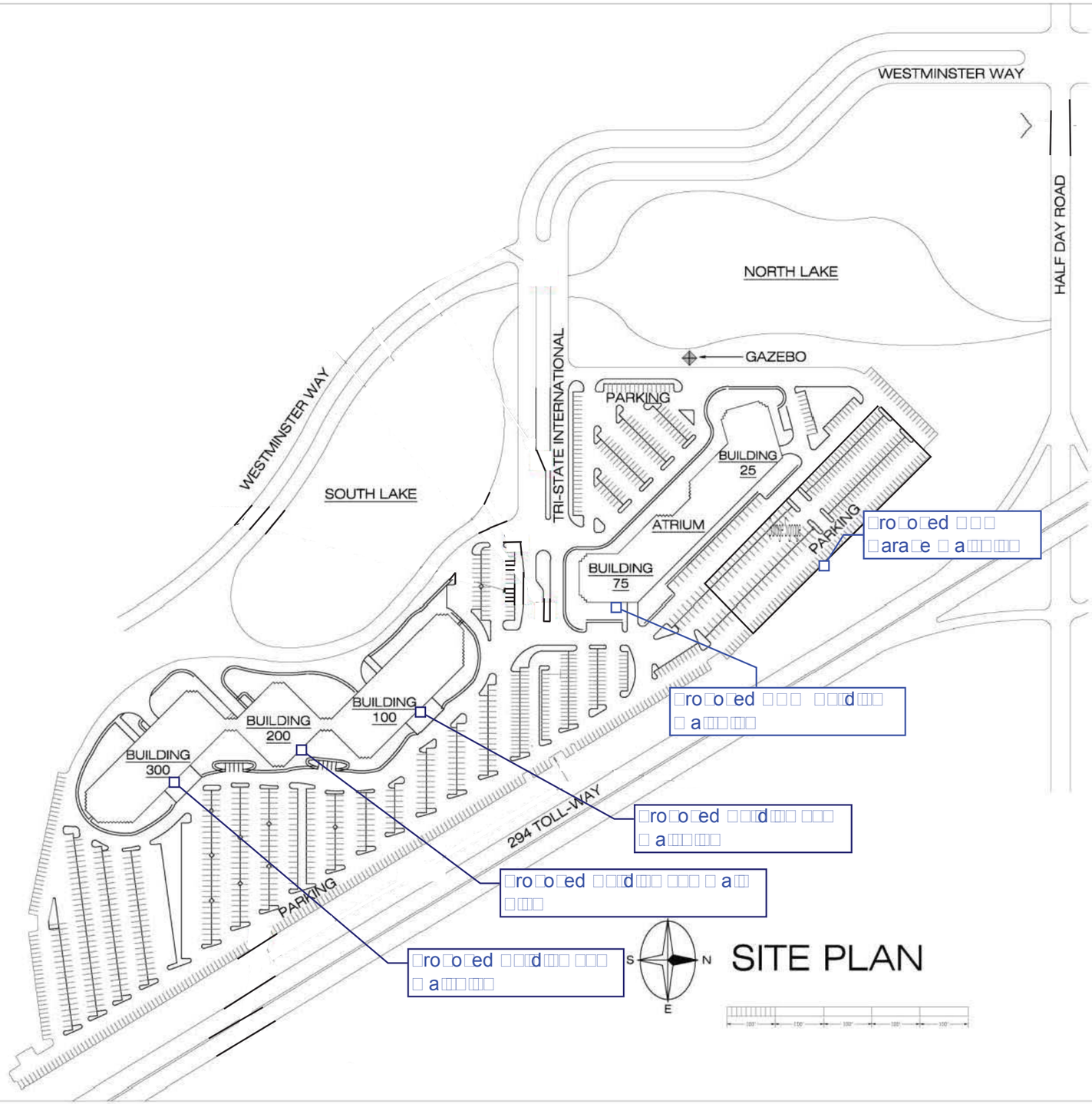
Please review the attached documents and let us know if you have any questions or concerns. We look forward to continuing our work with the Village of Lincolnshire on this exciting project.

Sincerely,

J.T. Garofalo

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

TRI-STATE INTERNATIONAL OFFICE CENTER



SITE PLAN

PROJECT LOCATION

NORTH

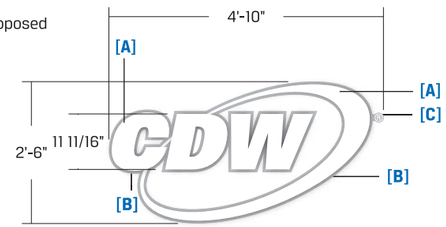
SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS/ SWOOSH
Lighting: LED
Voltage: tbd
Description: Back-Lit [Remote]
Face Color: white
Return Color: white
Installation: Stand-off [2 1/2" max. for optimal light spread] to backer panel

[B] - FLAT PANEL
Material: Aluminum
Depth: .080"
Face Color: grey/ tbd
Backside Color: grey/ tbd
Installation: flush to wall

[C] - GRAPHICS/ TM
Material: Vinyl
Color: grey installed on backer panel

Proposed



Code compliant signs

Proposed South Elevation

Proposed East Elevation

Meets code requirements

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414.453.4010 • www.poblocki.com

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Project

CBRE

Lincolnshire, IL

Scale: 3/8"=1'

Original Page Size: 11" x 17"

Notes

FP COLOR/ CONTRAST

Revisions

REV	DESCRIPTION	BY	DATE
01	smaller OAH	jh	12/8/15

Rep.: Katie Conroy

Drawn By: Jean Hardeman Orig. Date: 11/12/15

Sign Loc. No. various

LL-02

Lit Letters

Sign. Type

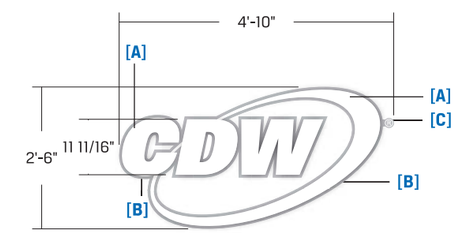
69595 C01

OPP - Project - Job No. Design

Building 300

Building 200

Building 100



Code compliant signs

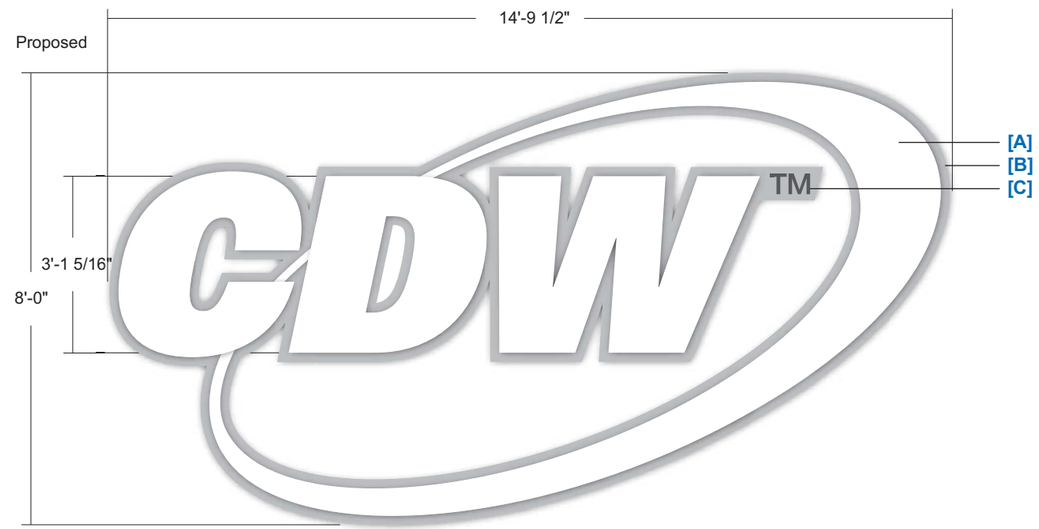
SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS/ SWOOSH
Lighting: LED
Voltage: tbd
Description: Back-Lit [Remote]
Face Color: white
Return Color: white
Installation: Stand-off [2 1/2" max. for optimal light spread] to backer panel

[B] - FLAT PANEL
Material: Aluminum
Depth: .080"
Face Color: grey/ tbd
Backside Color: grey/ tbd
Installation: flush to wall

[C] - GRAPHICS/ TM
Material: Vinyl
Color: grey installed on backer panel

Signs at requested variance size.



Proposed South Elevation/ Day View/ White Letters & Swoosh with Gray Backer Panel for Contrast

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CBRE
Lincolnshire, IL

Scale:
Original Page Size:

Notes
CONFIRM ARTWORK
CALLOUT B/ GREY COLOR

Revisions

REV	DESCRIPTION	BY	DATE
01	PH placement	jh	12/8/15

Rep.: Katie Conroy
Drawn By: Jean Hardeman Orig. Date: 12/1/15

Sign Loc. No.

LL-03
Lit Letters
Sign. Type

69595 — OPP - Project - Job No.
C01 — Design

SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS/ SWOOSH
Lighting: LED
Voltage: tbd
Description: Back-Lit [Remote]
Face Color: white
Return Color: white
Installation: Stand-off [2 1/2" max. for optimal light spread] to backer panel

[B] - FLAT PANEL
Material: Aluminum
Depth: .080"
Face Color: grey/ tbd
Backside Color: grey/ tbd
Installation: support to come over glass wall installed into back of wall/ construction tbd

[C] - GRAPHICS/ TM
Material: Vinyl
Color: grey installed on backer panel

Signs at requested variance size.

Proposed

Proposed Night View

Proposed Day View - Suggest White Letters & Swoosh with Grey Backer Panel for Contrast

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Project

CBRE

Lincolnshire, IL

Scale: 3/8"=1'

Original Page Size: 11" x 17"

Notes

CONFIRM ARTWORK
CALLOUT B GREY COLOR

Revisions

REV	DESCRIPTION	BY	DATE

Rep.: Katie Conroy
Drawn By: Jean Hardeman Orig. Date: 12/1/15

Sign Loc. No.

LL-04
Lit Letters
Sign. Type

69595 — OPP - Project - Job No.
C01 — Design

* 650 viewing feet

Photo simulation of CDW parking deck sign proposal

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Project

CBRE

Lincolnshire, IL

Scale: 3/8"=1'

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE

Rep.: Katie Conroy

Drawn By: Jean Hardeman Orig. Date: 12/1/15

Sign Loc. No.

PH-04

Photo Edit

Sign. Type

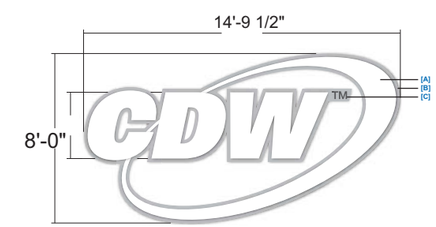
69595 C01

OPP - Project - Job No. Design

Building 300

Building 200

Building 100



Signs at requested variance size.

LTD COMMODITIES LLC
3'-1"
CASE

LA QUINTA
INN & SUITES
8'-0"

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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 AMENDING AN EXISTING SPECIAL USE, WHICH GRANTED A PLANNED UNIT DEVELOPMENT FOR THE TRI-STATE INTERNATIONAL OFFICE CENTER, TO PERMIT A REVISED COMPREHENSIVE SIGNAGE PLAN. (EQUITY OFFICE PROPERTIES)

passed by the Board of Trustees on the **10th day of February, 2003** and said Ordinance was duly approved by the Mayor of the Village of Lincolnshire on the **10th of February, 2003.**

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 **10th day of February, 2003.**

Barbara Mastandrea
Village Clerk
Village of Lincolnshire
Lake County

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

FRONT OF PAMPHLET

ORDINANCE NO. 03-1829-06
VILLAGE OF LINCOLNSHIRE

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE, WHICH GRANTED A PLANNED UNIT DEVELOPMENT FOR THE TRI-STATE INTERNATIONAL OFFICE CENTER, TO PERMIT A REVISED COMPREHENSIVE SIGNAGE PLAN. (EQUITY OFFICE PROPERTIES)

WHEREAS, the Village Board of the Village of Lincolnshire, Lake County, Illinois, on September 8, 1970 approved Special Use Ordinance No. 70-230-12 granting a PUD at Lincolnshire Commons (later renamed the Tri-State International Office Center), which was amended by Ordinance No. 78-532-21 on May 9, 1978, and Ordinance No. 78-541-31 on September 7, 1978 and Ordinance No. 82-722-29 on June 17, 1982; and

WHEREAS, application has been made for the property legally described herein and made a part hereof, by Equity Office Properties {hereinafter referred to as "Equity"}to amend the Special Use Permit for the Tri-State International Office Center Planned Unit Development for the purpose of revising the Comprehensive Signage Plan to permit wall signs on 25, 75, 100, 200 and 300 Tri-State; and

WHEREAS, The Plan Commission has submitted to the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, its Findings of Fact and Recommendations relating to the requested amendment, and

WHEREAS, the Plan Commission of the Village of Lincolnshire held a public hearing on January 14, 2003, after proper notice pursuant to law, to review and make recommendations on the application of Equity to amend the Special Use Permit for the Tri-State International Office Center Planned Unit Development; and

WHEREAS, the Architectural Review Board of the Village of Lincolnshire held a meeting on January 21, 2003, and reviewed the plans relating to the revised comprehensive signage plan request; and

WHEREAS, the Corporate Authorities of the Village of Lincolnshire, Lake County, Illinois, have duly considered the Findings and Recommendations of the Plan Commission and Architectural Review Board; and

WHEREAS, the amendment to the Special Use for the Tri-State International Office Center Planned Unit Development for the proposed revisions to the comprehensive signage plan is in the best interest of the Village of Lincolnshire;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:

SECTION 1: The property which is the subject of this Ordinance is legally described as follows:

PHASE 1
LOT 16 IN SUTTON PLACE, BEING A RESUBDIVISION OF LINCOLNSHIRE COMMONS SUBDIVISION WHICH IS A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13 AND OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO OF PART OF THE SOUTHWEST 1/4 OF SECTION 18, AND OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1978 AS DOCUMENT NO. 1941785 IN BOOK 67 OF PLATS, PAGES 12, 13 AND 14, IN LAKE COUNTY, ILLINOIS.

PHASE 2
PARCEL 1
THAT PART OF LOT 4 IN PHASE II TRI-STATE INTERNATIONAL OFFICE CENTER SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1987 AS DOCUMENT NO. 2551773, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 17 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, 876.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00

DEGREES 03 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 83.82 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 45 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, 60.99 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVED LINE CONVEX NORTHERLY, HAVING A RADIUS OF 1244.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 149.86 FEET TO A POINT OF REVERSE CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 87 DEGREES 15 MINUTES 11 SECONDS EAST, 149.77 FEET); THENCE EASTERLY ALONG A CURVED LINE CONVEX SOUTHERLY, HAVING A RADIUS OF 731.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 88.06 FEET TO A POINT OF TANGENCY WITH A LINE 69.50 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 (THE CHORD OF SAID ARC BEARS SOUTH 87 DEGREES 15 MINUTES 11 SECONDS EAST, 88.01 FEET); THENCE NORTH 89 DEGREES 17 MINUTES 45 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 532.47 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 33 DEGREES 16 MINUTES 46 SECONDS EAST ALONG SAID LAST DESCRIBED NORTHEASTERLY LINE, 82.47 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF LOT 4 IN PHASE II TRI-STATE INTERNATIONAL OFFICE CENTER SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1987 AS DOCUMENT NO. 2551773, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 83.82 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 45 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, 29.00 FEET TO A POINT FOR A PLACE OF BEGINNING;

THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST, 39.50 FEET;

" NORTH 89 " 17 " 45 " EAST, 31.54 "

TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVED LINE CONVEX NORTHERLY, HAVING A RADIUS OF 1283.50 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 72.42 FEET (THE CHORD OF SAID ARC BEARS SOUTH 89 DEGREES 05 MINUTES 16 SECONDS EAST, 72.41 FEET);

THENCE NORTH 37 DEGREES 24 MINUTES 10 SECONDS EAST, 171.30 FEET;

" SOUTH 52 " 35 " 50 " EAST, 7.78 "

;

" NORTH 37 " 24 " 10 " EAST, 63.00 "

;

" SOUTH 52 " 35 " 50 " EAST, 22.50 "

TO A POINT 290.38 FEET NORTH AND 299.47 FEET EAST OF THE SOUTHWEST

CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO;

THENCE SOUTH 07 DEGREES 35 MINUTES 50 SECONDS EAST, 35.36 FEET;

" SOUTH 52 " 35 " 50 " EAST, 114.50 " ;

" SOUTH 00 " 04 " 42 " WEST, 64.92 " ;

" SOUTH 44 " 55 " 18 " EAST, 22.04 " ;

" SOUTH 89 " 55 " 18 " EAST, 71.83 " ;

" NORTH 45 " 04 " 42 " EAST, 22.04 " ;

" NORTH 00 " 04 " 42 " EAST, 115.91 " ;

" NORTH 52 " 35 " 50 " WEST, 190.50 "

TO A POINT 352.29 FEET NORTH AND 346.91 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO;

THENCE NORTH 52 DEGREES 35 MINUTES 50 SECONDS WEST, 22.50 FEET;

" NORTH 37 " 24 " 10 " EAST, 17.00 " ;

" NORTH 52 " 35 " 50 " WEST, 33.53 " ;

" NORTH 37 " 24 " 10 " EAST, 31.75 " ;

" NORTH 52 " 35 " 50 " WEST, 1.03 " ;

" NORTH 37 " 24 " 10 " EAST, 124.40 " ;

" NORTH 52 " 35 " 50 " WEST, 8.96 " ;

" NORTH 37 " 24 " 10 " EAST, 35.75 "

TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 4, 531.29 FEET, AS MEASURED ALONG SAID NORTHEASTERLY LINE, SOUTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 52 DEGREES 35 MINUTES 50 SECONDS EAST ALONG SAID LAST DESCRIBED NORTHEASTERLY LINE, 240.97 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 33 DEGREES 16 MINUTES 46 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 397.91 FEET TO AN INTERSECTION WITH A LINE 69.50 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 17 MINUTES 45 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 532.47 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY, HAVING A RADIUS OF 731.00 FEET

AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 88.06 FEET TO A POINT OF REVERSE CURVATURE (THE CHORD OF SAID ARC BEARS NORTH 87 DEGREES 15 MINUTES 11 SECONDS WEST, 88.01 FEET); THENCE WESTERLY ALONG A CURVED LINE CONVEX NORTHERLY, HAVING A RADIUS OF 1244.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 149.86 FEET TO A POINT OF TANGENCY WITH A LINE 83.82 FEET, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 (THE CHORD OF SAID ARC BEARS NORTH 87 DEGREES 15 MINUTES 11 SECONDS WEST, 149.77 FEET); THENCE SOUTH 89 DEGREES 17 MINUTES 45 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING TANGENT WITH SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 31.99 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF LOT 4 IN PHASE II TRI-STATE INTERNATIONAL OFFICE CENTER SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1987 AS DOCUMENT NO. 2551773, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 83.82 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 547.32 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 85.48 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 00 DEGREES 05 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, 164.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 52 DEGREES 35 MINUTES 50 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 531.29 FEET;

THENCE	SOUTH	37	DEGREES	24	MINUTES	10	SECONDS	WEST, 35.75 FEET;
"	SOUTH	52	"	35	"	50	"	EAST, 8.96 "
;								
"	SOUTH	37	"	24	"	10	"	WEST, 124.50 "
;								
"	SOUTH	52	"	35	"	50	"	EAST, 1.03 "
;								
"	SOUTH	37	"	24	"	10	"	WEST, 31.75 "
;								
"	SOUTH	52	"	35	"	50	"	EAST, 33.53 "
;								
"	SOUTH	37	"	24	"	10	"	WEST, 17.00 "
;								
"	NORTH	52	"	35	"	50	"	WEST, 22.50 "

TO A POINT 379.66 FEET NORTH AND 311.18 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO;

THENCE NORTH 52 DEGREES 35 MINUTES 50 SECONDS WEST, 190.50 FEET,

" SOUTH 74 " 43 " 38 " WEST, 115.91 "
;
" SOUTH 29 " 43 " 38 " WEST, 22.04 "
;
" SOUTH 15 " 16 " 22 " EAST, 71.83 "
;
" SOUTH 60 " 16 " 22 " EAST,22 04 "
;
" NORTH 74 " 43 " 38 " EAST, 64.92 "
;
" SOUTH 52 " 35 " 50 " EAST, 114.50 "
;
" NORTH 82 " 24 " 10 " EAST, 35.36 "

TO A POINT 317.74 FEET NORTH AND 263.75 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO;

THENCE SOUTH 52 DEGREES 35 MINUTES 50 SECONDS EAST, 22.50 FEET;
" SOUTH 37 " 24 " 10 " WEST, 63.00 "
;
" NORTH 52 " 35 " 50 " WEST, 7.78 "
;
" SOUTH 37 " 24 " 10 " WEST, 171.30 "
;

THENCE WESTERLY ALONG A CURVED LINE CONVEX NORTHERLY AND HAVING A RADIUS OF 1283.50 FEET, AN ARC DISTANCE OF 72.42 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS NORTH 89 DEGREES 05 MINUTES 16 SECONDS WEST, 72.41 FEET); THENCE SOUTH 89 DEGREES 17 MINUTES 45 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 31.54 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 09 SECONDS EAST, 39.50 FEET TO AN INTERSECTION WITH A LINE 83.82 FEET, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 17 MINUTES 45 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 29.00 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4

THAT PART OF LOT 4 IN PHASE II TRI-STATE INTERNATIONAL OFFICE CENTER SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1987 AS DOCUMENT NO. 2551773, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 317.74 FEET NORTH AND 263.75 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO (THE WEST LINE OF SAID LOT 4 HAVING A BEARING OF NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST FOR THIS LEGAL DESCRIPTION);

THENCE SOUTH 82 DEGREES 24 MINUTES 10 SECONDS WEST, 35.36 FEET;

"	NORTH 52	"	35	"	50	"	WEST, 114.50 "
;							
"	SOUTH 74	"	43	"	38	"	WEST, 64.92 "
;							
"	NORTH 60	"	16	'	22	"	WEST, 22.04 "
;							
"	NORTH 15	"	16	"	22	"	WEST, 71.83 "
;							
"	NORTH 29	"	43	"	38	"	EAST, 22.04 "
;							
"	NORTH 74	"	43	"	38	"	EAST, 115.91 "
;							
"	SOUTH 52	"	35	"	50	"	EAST, 190.50 "

TO A POINT 379.66 FEET NORTH AND 311.18 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE SOUTH 37 DEGREES 24 MINUTES 10 SECONDS WEST, 78.00 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 5

THAT PART OF LOT 4 IN PHASE II TRI-STATE INTERNATIONAL OFFICE CENTER SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1987 AS DOCUMENT NO. 2551773, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 352.29 FEET NORTH AND 346.91 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO (THE WEST LINE OF SAID LOT 4 HAVING A BEARING OF NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST FOR THIS LEGAL DESCRIPTION);

THENCE SOUTH 52 DEGREES 35 MINUTES 50 SECONDS EAST, 190.50 FEET;

"	SOUTH 00	"	04	"	42	"	WEST, 115.91 "
;							
"	SOUTH 45	"	04	"	42	"	WEST, 22.04 "
;							
"	NORTH 89	"	55	"	18	"	WEST, 71.83 "
;							
"	NORTH 44	"	55	"	18	"	WEST, 22.04 "
;							
"	NORTH 00	"	04	"	42	"	EAST, 64.92 "
;							
"	NORTH 52	"	35	"	50	"	WEST, 114.50 "
;							
"	NORTH 07	"	35	"	50	"	WEST, 35.36 "

TO A POINT 290.38 FEET NORTH AND 299.47 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTH 37 DEGREES 24 MINUTES 10 SECONDS EAST, 78.00 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY,

ILLINOIS.

PARCEL 6
THAT PART OF LOT 4 IN PHASE II TRI-STATE INTERNATIONAL OFFICE CENTER SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1987 AS DOCUMENT NO. 2551773, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 352.29 FEET NORTH AND 346.91 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO (THE WEST LINE OF SAID LOT 4 HAVING A BEARING OF NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 37 DEGREES 24 MINUTES 10 SECONDS WEST, 78.00 FEET TO A POINT 290.38 FEET NORTH AND 299.47 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTH 52 DEGREES 35 MINUTES 50 SECONDS WEST, 45.00 FEET TO A POINT 317.74 FEET NORTH AND 263.75 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTH 37 DEGREES 24 MINUTES 10 SECONDS EAST, 78.00 FEET TO A POINT 379.66 FEET NORTH AND 311.18 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ALONG THE WEST LINE OF SAID LOT 4 AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE SOUTH 52 DEGREES 35 MINUTES 50 SECONDS EAST, 45.00 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Commonly known as the Tri-State Office Center, encompassing 25, 75, 100, 200 and 300 Tri-State.

SECTION 2: Ordinance No. 70-230-12, further amended by Ordinance No. 78-532-21 and Ordinance No. 78-541-31, and Ordinance No. 82-722-29 is hereby amended and an amended Special Use Permit as herein provided is hereby granted to Equity Office Properties and the Tri-State International Office Center Planned Unit Development. Equity Office Properties shall have the right to install signage on 25, 75, 100, 200 and 300 Tri-State subjec to the following conditions:

1) Only one wall sign shall be permitted per building; said wall sign shall be limited to one tenant; such sign shall be located on an elevation of the

building facing Interstate 294 as depicted on an Exhibit to be approved by Staff.

2) The signage should be restricted so that the wall sign on each building is permitted only for one tenant in that particular building; such tenant shall lease a minimum of 10% of the rentable floor space in such building; except that the Owner shall be permitted one sign on one building in the complex.

3) Such signs shall be restricted to one identity per sign.

4) Each sign shall be subject to approval by the Architectural Review Board as to color, content, size, design, and all aesthetic elements thereof; provided however, that no sign shall be greater than 122 square feet in area, exceed 4 feet in height, or extend above the roof line.

5) No tenant shall be permitted more than one wall sign hereunder.

6) All signs shall consist of individual letters illuminated or not illuminated uniformly, subject to Architectural Review Board approval.

SECTION 3: The following exhibits shall be attached to and made a part of this ordinance and all standards, requirements, designs, or specifications in such exhibits shall be binding on Equity:

Exhibit A: Presentation Packet, prepared by Altheimer & Gray, dated January 9, 2003.

SECTION 4: The written Findings and Recommendations of the Plan Commission of the Village of Lincolnshire, Lake County, Illinois, as set forth recorded in the Minutes of the Plan Commission conducted on January 14, 2003, attached to and made part of this ordinance as

Exhibit B, have been considered by the Mayor and Board of Trustees of the Village of Lincolnshire.

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 limitations, the development of the Subject Property is subject to all terms and conditions of applicable ordinances and regulations of the Village of Lincolnshire including, without limitation, zoning ordinances, building codes, subdivision regulations, and regulations concerning the construction and design of public improvements.

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 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: 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 Owners of the Subject property or such other parties in interest consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. The conditions, terms, restrictions, rights, benefits and privileges set forth in this Ordinance shall be binding and inure to the benefit of the parties hereto and their respective successors, assigns, and legal representatives.

PASSED this 10th day of February, 2003, by the Corporate Authorities of the Village of Lincolnshire, on a roll call vote as follows:

AYES: Blomberg, Brandt, Calef, Conatser

NAYS: None

ABSENT: None

APPROVED this 10th day of February, 2003.

Barbara LaPiana

BARBARA LAPIANA, Mayor

ATTEST:

Barbara Mastandrea

BARBARA MASTANDREA, Village Clerk

Exhibit A

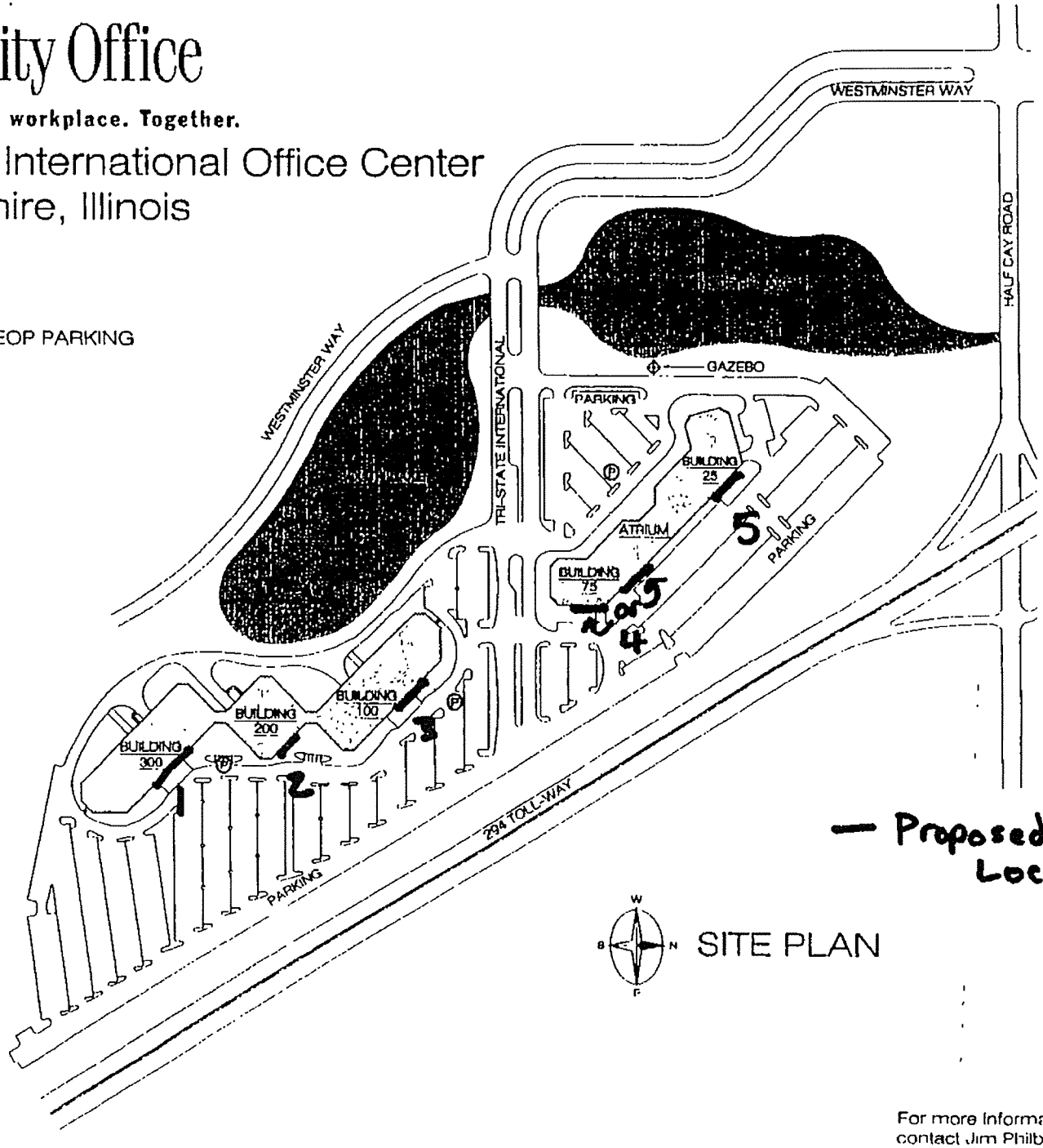
Equity Office

Redefining the workplace. Together.

Tri-State International Office Center
Lincolnshire, Illinois

LEGEND:

Ⓟ RESERVED EOP PARKING



— Proposed Sign Locations

SITE PLAN

For more information about this property, please contact Jim Philbin (312) 407-8009

2001 eisenberg & rubin architects LLC

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

B. Wall Signs

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

1. Wall signs are permitted only in districts listed in Table 3, subject to the regulations of Table 3 and this Title. The maximum Sign Area of a wall sign shall be ten percent (10%) of the area of the wall to which it is attached, including doors and windows, or the maximum wall sign area listed in Table 3, whichever is less.

2. Wall signs are permitted for each building wall that faces a public street or parking lot, with no more than one (1) wall sign permitted on any wall, unless permitted by Section 12-9-1(B)(11) and Section 12-9-1(B)(13). Where there is a secondary customer entrance, an additional wall sign is permitted but shall be limited to no more than sixteen (16) square feet and shall only indicate the name of the business and the words "entrance," "enter" or similar term.

3. The total area of a side wall sign or signs shall not exceed five percent (5%) of the area of the side façade of the principal building, including doors and windows, or twenty-five (25) square feet, whichever is less. Any side wall sign must be located facing a side yard of twelve (12) feet or more in width on the same lot.

4. Wall signs must be safely and securely attached to the building wall. Wall signs must be affixed flat against the building wall and must not project more than six (6) inches from the building wall. Illuminated wall signs shall not be permitted to extend more than twelve (12) inches beyond the sign face or sign structure.

5. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall to which it is attached. On buildings existing on the effective date of this Title, July 1, 2009, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign.

6. Wall signs shall not cover windows, doors or architectural features.

7. For buildings in commercial use, wall signs should be located on the sign frieze, or the portion of the building immediately above the first floor windows and below the second

15. Wall signs shall be attached to a building façade at a height of not less than eight (8) feet above any sidewalk, and may not extend over said thoroughfare and/or sidewalk.

16. Consistency must be provided between ground sign lettering for individual tenants and the corresponding lettering of wall signs on the façade of the building.

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

C. Awnings and Canopies

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

1. Awnings and canopies are permitted signs in any non-residential sign district.

2. All awnings or canopies must maintain a minimum eight (8) foot clearance from grade. Awnings and supports for canopies must not extend past a setback two (2) feet from the curb line, or if there is no curb line the property line.

3. An advertising message on any individual awning or canopy is limited to twenty-five percent (25%) of the surface of the vertical face of the awning or canopy on which it is placed. The advertising may contain one (1) of the following items of information per awning or canopy: the legal business name, logo, or a business product or service; all of a consistent color and font size. No more than four (4) awning or canopy signs are permitted on each frontage described in Paragraph 4 below.

4. Awning and canopy signs shall be permitted for each facade of a building or tenant space that has been designed to include a customer entrance, display or decorative window, or for which the architectural design treatment and details are the same as those used in the primary facade of the building, subject to review by the Architectural Review Board.

5. Awning or canopy signs shall be centered on the awning or canopy to which they are affixed and located parallel to the building facade upon which the awning or canopy is

Village of Lincolnshire

Agenda Item 3.4, ARB

REQUEST FOR BOARD ACTION
Architectural Review Board
January 19, 2016

Subject:	Lincolnshire Trails Townhome PUD Proposal
Action Requested:	Preliminary Review of Site Design, Landscape Plans and Building Elevations for a proposed 44-unit Townhome PUD on a 19.71-acre Property at 14600 Riverside Road
Petitioner:	KZF Development/Stack Real Estate
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board

Background:

- The subject 19.71-acre property is located in unincorporated Lake County, along the north side of Riverside Road, immediately east of the Rivershire residential community, as illustrated in the attached Location Map. The developable area is approximately 6.5 acres due to floodway on the property.
- The property has been involved in a variety of past annexation and development proposals. Most recently, a six-lot, single-family residential subdivision known as "Riverside Estates" was approved in 2007. This Subdivision was reviewed and approved under Village standards for development in the County and future annexation into the Village. The approved subdivision was not developed and the site remains in its existing vacant condition, with no valid development approvals.
- The approval process for the subject subdivision proposal involves ARB design review and a Public Hearing at the Village Board regarding annexation of the property into the Village, rezoning from R1 Single-Family District (which is the default zoning upon annexation) to R4 Single-Family Attached District and a Special Use for a Planned Unit Development (PUD).
- At Preliminary Evaluation meetings this past spring and summer, the Village Board reduced density from 52 to the current 44 unit proposal. At the July 27th meeting, this request was referred to the ARB for design review.

Preliminary Evaluation Summary:

- The Petitioner proposes a Planned Unit Development to develop a 44-unit townhome subdivision on the subject unincorporated property (see attached presentation packet).
- At Preliminary Evaluation, the Village Board noted the following items must be addressed at design review:
    - Relocate the eastern subdivision entrance away from an existing Boznos property driveway on the south side of Riverside Road.
    - Adjust the position of the proposed 4-unit building at the eastern entrance.
    - Increase building separation/loosen the site plan.
    - Add additional trees along the Riverside Road frontage and at subdivision entrances.
- Village Staff conducted a Development Review Team meeting and additional staff review.
- Prior to developing detailed preliminary PUD development plans for final ARB consideration, KZF/Stack seeks input on conceptual site layout, building elevations and landscape plans.

Design Review Comments:

Site Design:

- The eastern entrance has been relocated 50' west from the original plans per the Village Board's request.
- The Village Board's comment regarding adjusting the position of the 4-unit building at the eastern entrance (Building #27-30) still needs to be addressed. This can be satisfied by reducing the number of units from 4 to 2,decreasing the density and allowing for greater separation between buildings.
- A passive open area, along with a gazebo, is proposed in the center of the subdivision. The Petitioner indicated no playground area is currently proposed. The ARB should determine whether the proposed amenities are sufficient in design and whether additional site amenities need to be incorporated into the plans.
- The ARB should consider the cross-section of Riverside Road, east of the eastern entrance to this development. Staff believes it is important the road be improved to the eastern side of the residential driveway to the Boznos homestead. This roadway could be reduced in width in this area and full improvements may not be necessary.
- Since Riverside Road east of the Boznos homestead driveway will continue to be utilized as a connector for the Lake County Forest Preserve Trail and since this is still a Village right-of-way, the roadway should be patched and resurfaced, as necessary.

Landscape Plans:

- The Petitioner added new plantings along the Riverside Road frontage and at subdivision entrances consisting of a mix of perennials, grasses and evergreen shrubs. Additional trees may need to be planted along Riverside Road, pending completion of a new Tree Survey, as new, higher quality plantings may be more appropriate for that location for screening.

Building Elevations:

- Three styles of units, with different floor plans, are proposed. Two-unit buildings are depicted as C_C on the attached renderings and four-unit buildings as D_E_E_D. Two- and four-unit buildings are distinguished by varying façade colors while maintaining the same scheme of façade materials (architectural asphalt shingle roofs, hardie plank siding and stone veneer at the base). The materials are consistent with residential developments in the Village, including the recently-approved adjacent Pulte townhome development. Staff believes the rear elevation of the four-unit design needs to be further enhanced to break it up. The Petitioner is finalizing the color palette and will provide a proposed color and material sample board at the January 19th ARB meeting.

Additional Design Elements:

Site signage, bridge and gazebo details, site furniture and other design details will be provided for ARB review at a subsequent meeting.

Recommendation:

Preliminary design review feedback from the ARB to be incorporated into PUD Development Plans for consideration at a subsequent ARB meeting.

Reports and Documents Attached:

- Location Map.

- Presentation Packet, prepared by KZF Development/Stack Real Estate, dated January 12, 2016.

Meeting History	
Village Board Evaluation (COW):	April13, 2015
Village Board Evaluation (COW):	May 26, 2015
Village Board Evaluation (COW):	July 13, 2015
Village Board Evaluation (COW):	July 27, 2015
Current ARB Preliminary Review	January 19, 2016

Village of Lincolnshire
Community Development Department

LOCATION MAP

14600 Riverside Rd

GIS consortium

Village Boundary
Zoning Districts
Building
Water Feature
Parcel
Subject Location

0 195 390 780 Feet

1400 Techny Road
Northbrook, IL 60062

www.kzfdev.com
www.stackre.com

January 12, 2016

VIA ELECTRONIC MAIL
Mr. Wes Grover
Chairman – Architectural Review Board
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

RE: 14600 Riverside Road, Lincolnshire, IL (the "Property")

Dear Mr. Gover:

Re: Lincolnshire Trails Townhome Development (14600 Riverside Rd)
Architectural Review Board Submittal

We are very excited to submit this proposal for the development of the 14600 Riverside Road in Lincolnshire.

The Developer, which is a joint venture between KZF Development, LLC and Stack Real Estate, LLC, seeks to develop an R-4 Planned Unit Development on the Property. It is our vision to build housing aimed primarily at empty nesters. Given Lincolnshire's demographic trends (almost have the Village is over the age of 55) and age of its housing stock (approximately 50 years old), we believe the proposed project is not only both appropriate within the Village but will also be well received by the market. It is anticipated that all homes will be two-story with an estimated 2,200 to 3,100 square feet, with the majority of homes having a first floor master bedroom. This proposed development has been modeled after KZF's most recent project, Meadow Ridge in Northbrook. More information on Meadow Ridge can be found at: http://meadowridgenorthbrook.net/

We intend to improve less than 35% of the Property while leaving over 55% of the Property as open space, which will include internal walking paths, a lake overlook, a gazebo and access to the Des Plaines River Trail, a . The remaining portions of the Property will consist of detention, existing wetlands and ponds. Detention below the floodplain is allowable within the Lake County SMC regulations.

We are currently under contract to acquire the Property with such contract being contingent upon receipt of satisfactory zoning from the Village of Lincolnshire.

We believe the proposed development for the Property is in substantial conformance with the Village of Lincolnshire's vision for this site per the Village of Lincolnshire Comprehensive Plan Update 2012.

We look forward to working with you in the furtherance of this project.

Sincerely,

Lincolnshire Trails Development

14600 Riverside Road
Lincolnshire, IL 60069

Q2 2015

KZF development | stack real estate, llc

PROJECT TEAM

Project Entity

KZF Stack, LLC

Project Developer

KZF Development, LLC

Steven Friedman	(847) 559-1546	sfriedman@kzfdev.com
Daniel Zivin	(847) 559-1546	dzivin@kzfdev.com
Suzy Kogan-Friedman	(847) 559-1546	suzy@kzfdev.com

Stack Real Estate, LLC

Jeff Rothbart	(312) 620-2124	jr@stackre.com

THE “PROPERTY”

Address: 14600 Riverside Road
Lincolnshire, Illinois
60069

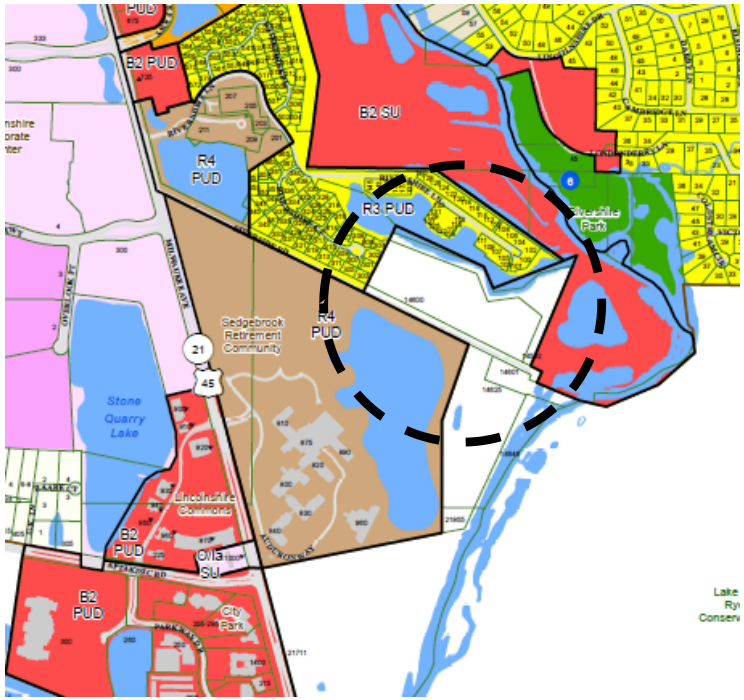
PIN: 15-23-300-018
15-23-300-019

Municipality: Unincorporated Lake County

Improvements: None

Current Zoning: R-1 (Lake County)

Proposed Zoning: R-4 PUD /44 Units



DEVELOPER'S VISION

- Lincolnshire Trails is proposed 44-unit townhome development project aimed at empty nesters.
- which is to be modeled after Meadow Ridge, Lincolnshire Trails will be aimed at the empty nester demographic. KZF Stack plans to target this demographic through a first floor master bedroom, which was successfully accomplished at Meadow Ridge, another KZF development located in Northbrook. At Meadow Ridge, there were 8 total students from >125 units.
- The project is a proposed low-maintenance, master-planned, for-sale development with pre-defined building pads and an integrated landscape plan. The plan includes three styles of homes. Renderings of all three unit types are included.
- Community open space is an integral part of the Lincolnshire Trails design. The plan includes a large gathering area and gazebo in the central landscaped area, walking trails and access \to the Des Plaines River Trial and an overlook area on the east detention pond.

CONCEPT PLAN

PROPOSED RENDERINGS

C-C FRONT ELEVATION

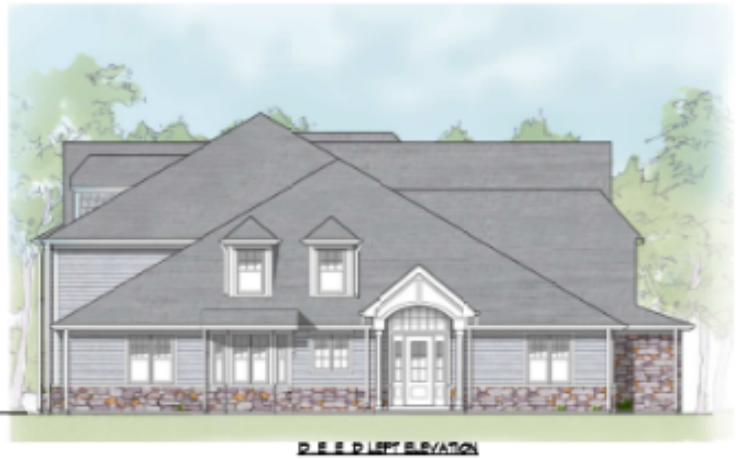
C-C REAR ELEVATION

C-C RIGHT ELEVATION

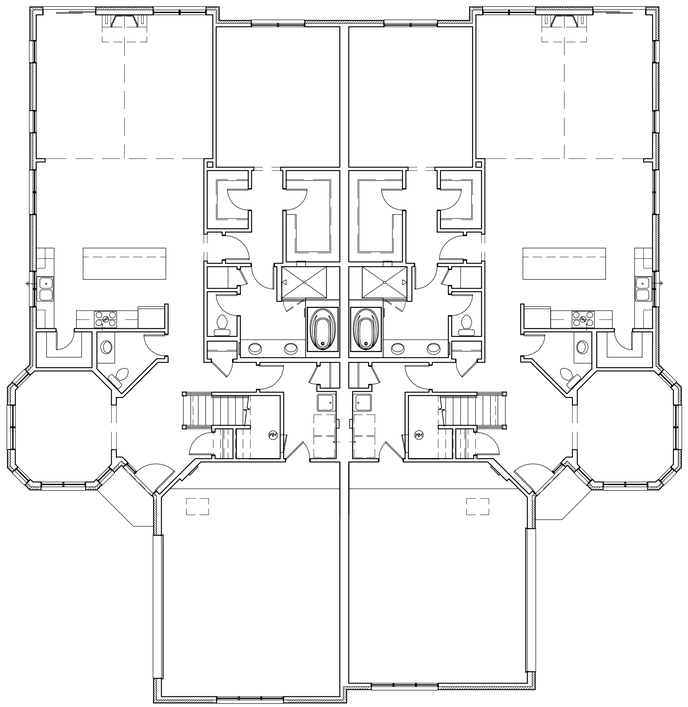
PROPOSED RENDERINGS

D E F D FRONT ELEVATION

D E F D REAR ELEVATION



D E F D LEFT ELEVATION



C_C FOORPRINT

C_C FRONT ELEVATION

C_C REAR ELEVATION

C_C RIGHT ELEVATION

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FWC ARCHITECTS, INC.
ILLINOIS DESIGN FIRM REG. # 184.003551
JAMES G. CHAMBERS , A.I.A.
ARTHUR M . COTTRELL
303 WAUKEGAN AVE.
HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200
FAX : (847)579-5203

date 1/8/2016	Revisions
drawn by JGC/MS	
checked by	

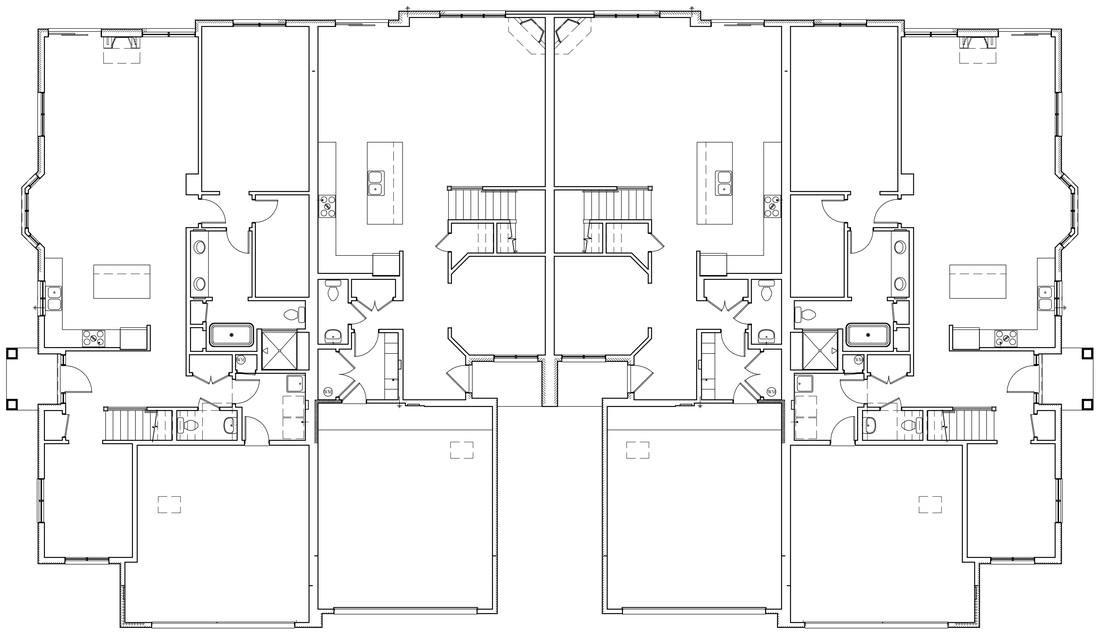
CERTIFICATION
THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF CONFORM TO THE LAWS AND ORDINANCES OF THE CITY OF : LINCOLNSHIRE, ILLINOIS

EXPIRES 11/30/2016

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS , IN WRITING , OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

LINCOLNSHIRE TRAILS

comm. no. 1510
sheet no. 1 / of 1



D_E_E_D FOOTPRINT

D_E_E_D FRONT ELEVATION

D_E_E_D REAR ELEVATION

D_E_E_D LEFT ELEVATION

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FWC ARCHITECTS, INC.
ILLINOIS DESIGN FIRM REG. # 184.003551
JAMES G. CHAMBERS , A.I.A.
ARTHUR M . COTTRELL
303 WAUKEGAN AVE.
HIGHWOOD , ILLINOIS 60040
TELEPHONE : (847)579-5200
FAX : (847)579-5203

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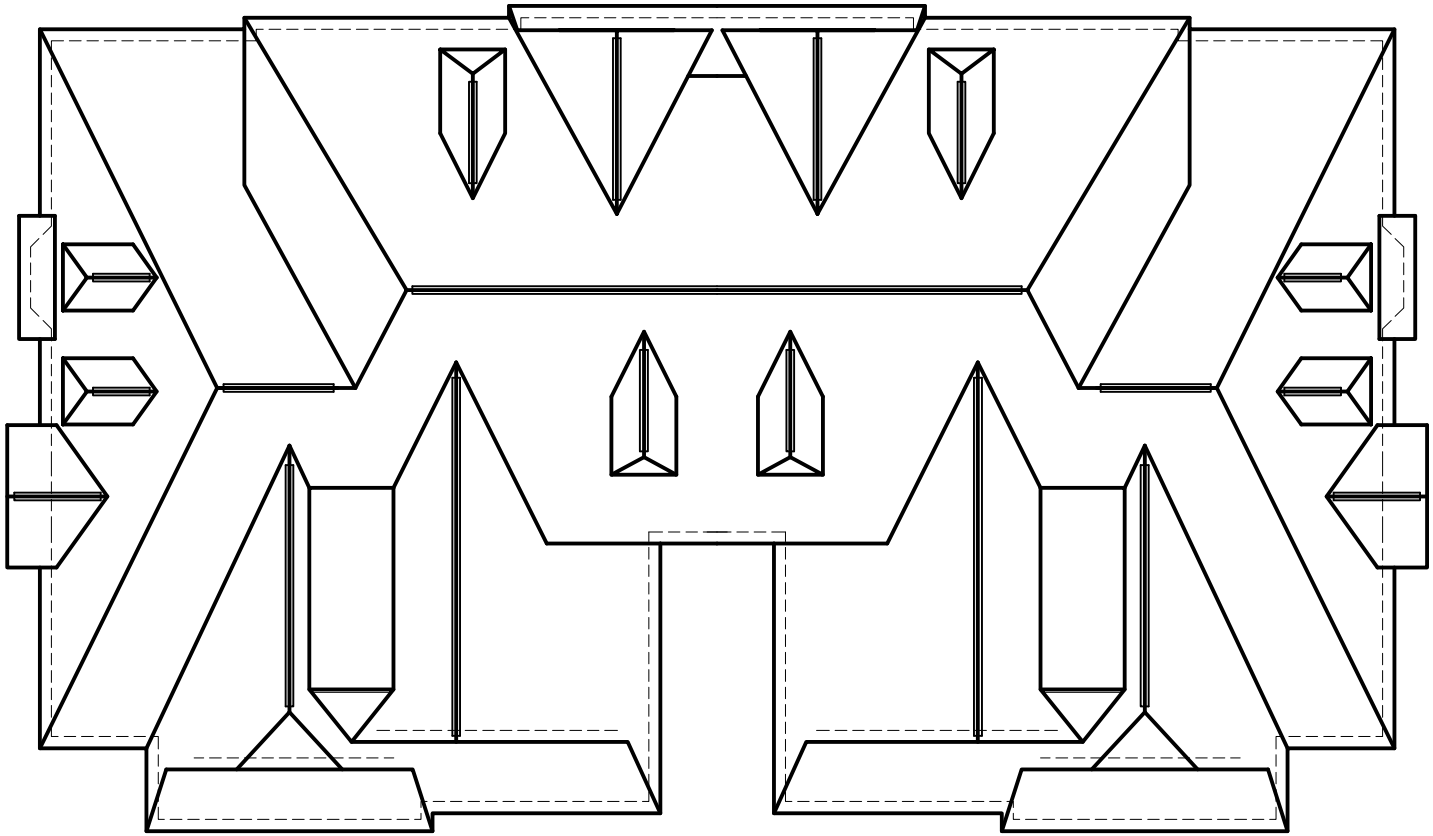
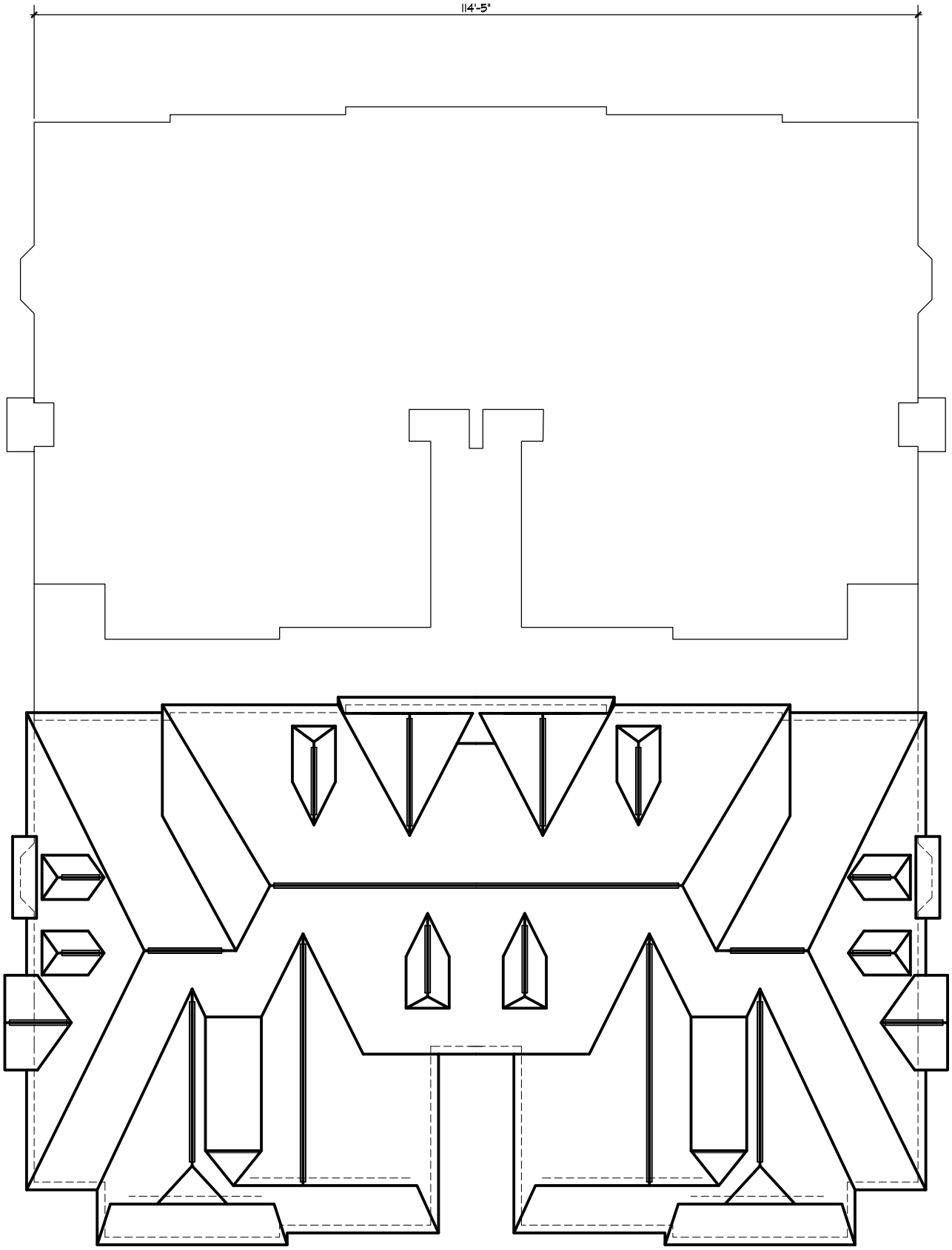
LINCOLNSHIRE TRAILS

BUILDING D-E-E-D

comm. no. 1510
sheet no. 1 / of 1



D_E_E_D ROOF PLAN



D_E_E_D ROOF PLAN

06-01-15

SITE DATA

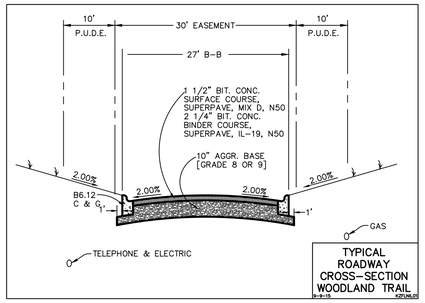
EXISTING SITE AREA	19.71 ACRES
PROPOSED DEED RESTRICTION OPEN SPACE	11.87 SPACES
DEVELOPMENT AREA	6.76 SPACES
LAND IN RIVERSIDE DRIVE RIGHT-OF-WAY	1.08 ACRES
NUMBER OF UNITS	44 ATTACHED SINGLE FAMILY UNITS
TOTAL SITE DENSITY	2.23 UNITS/ACRES
EXISTING ZONING	R-1 RESIDENTIAL & OP OPEN SPACE IN THE COUNTY OF LAKE
EXISTING ZONING	R4 MULTIPLE FAMILY – VILLAGE OF LINCOLNSHIRE
VILLAGE OF LINCOLNSHIRE DESIGNATED LAND USE ON 2012 COMPERHENSIVE PLAN UPDATE	CRITICAL AREA 4–CLUSTER RESIDENTIAL
MIN. SIDE YARD SETBACK (BUILDING TO BUILDING)	20'

06-01-14

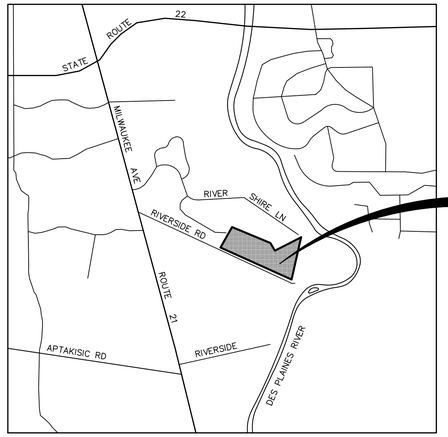
SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.

(1) NUMBER OF PARKING SPACES PER ROW.

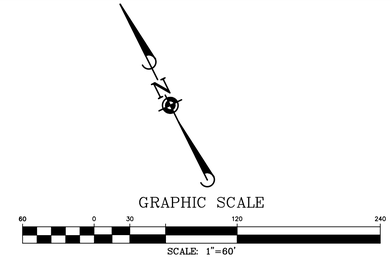


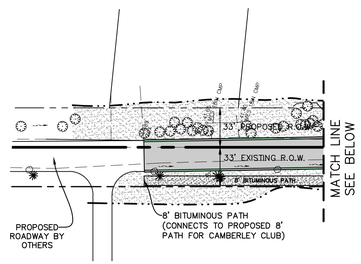
TYPICAL ROADWAY CROSS-SECTION WOODLAND TRAIL



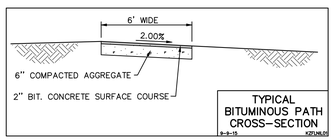
LOCATION MAP

N.T.S.



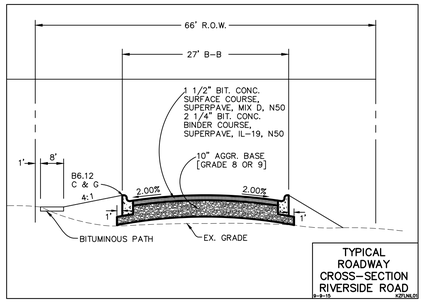


PROPOSED CAMBERLEY CLUB SUBDIVISION

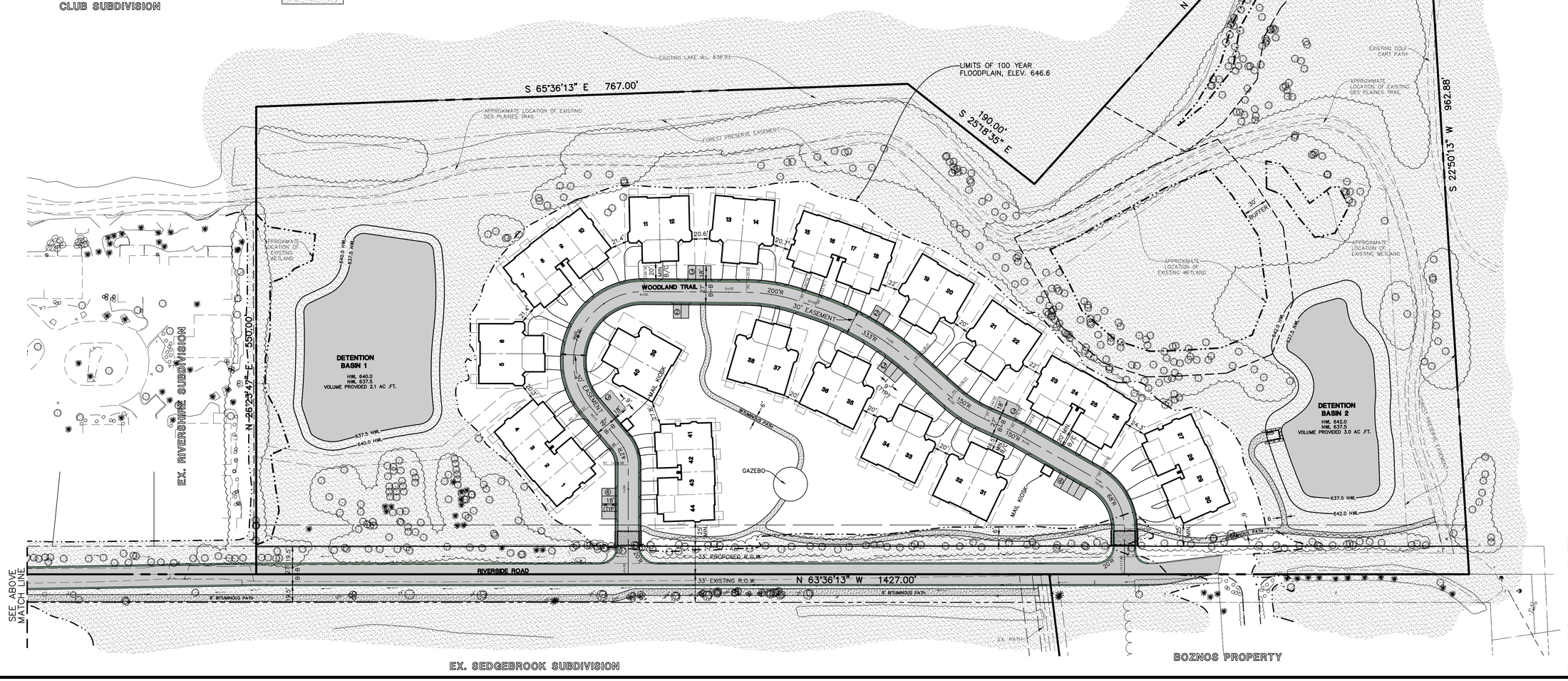


TYPICAL BITUMINOUS PATH CROSS-SECTION

LIMITS OF 100 YEAR FLOODWAY & FLOODPLAIN



TYPICAL ROADWAY CROSS-SECTION RIVERSIDE ROAD



DATE	REVISIONS	DRAWN BY
1-6-16	REVISED PER VILLAGE REVIEW	REH
11-20-15	REVISED PER VILLAGE REVIEW	REH

Manhard CONSULTING LTD
900 Woodlands Parkway, Vernon Hills, IL 60061 ph 847.634.5550 fx 847.634.0095 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

KZF DEVELOPMENT

VILLAGE OF LINCOLNSHIRE, ILLINOIS

PRELIMINARY SITE PLAN

PROJ. MGR.:	WJH
PROJ. ASSOC.:	DMIII
DRAWN BY:	REH
DATE:	2-16-15
SCALE:	1"=60'

SHEET 1 OF 3

KZFLNIL01

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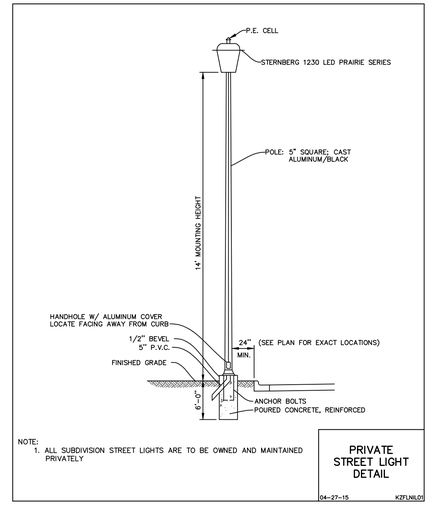
January 8, 2016 – 15:16 Dwg Name: P:\Kzflnil01\dwg\Kzfp\Preliminary\01-PRELIM SITE.dwg Updated By: rbischer

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
W	WATER MAIN	W
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	STREET LIGHT	
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	PROPERTY LINE	
	POWER POLE	

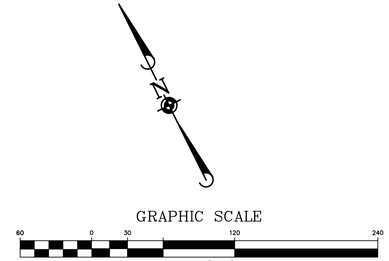
NOTE
1. ALL PROPOSED WATERMAIN SHALL BE 8" DUCTILE IRON PIPE, CL 52 OR PVC UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SANITARY SEWER IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.

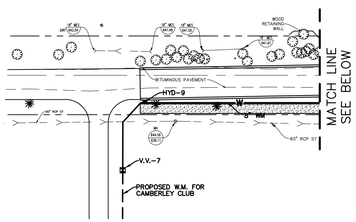


NOTE:
1. ALL SUBDIVISION STREET LIGHTS ARE TO BE OWNED AND MAINTAINED PRIVATELY

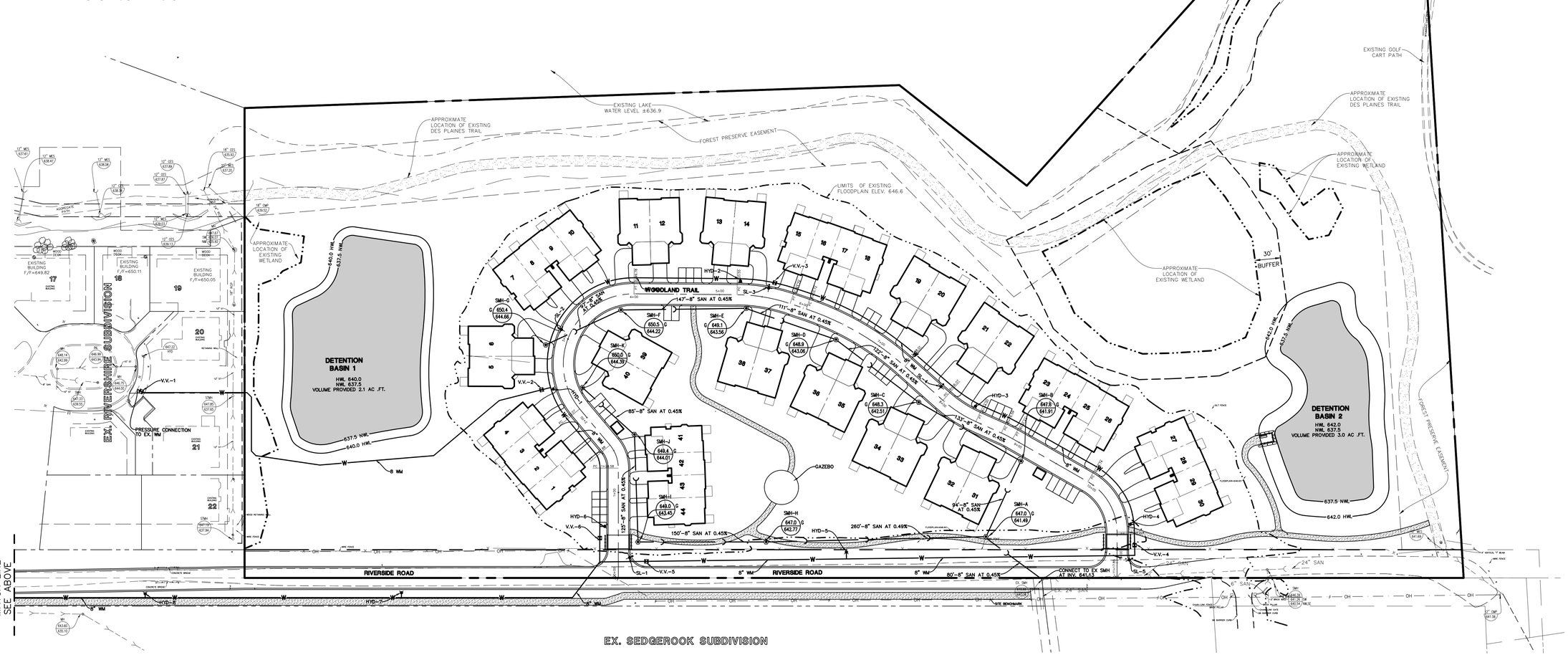
PRIVATE STREET LIGHT DETAIL

04-27-15 KZFLNIL01





PROPOSED CAMBERLEY CLUB SUBDIVISION



DATE	REVISIONS	DRAWN BY
1-5-16	REVISED PER VILLAGE REVIEW	REH
11-20-15	REVISED PER VILLAGE REVIEW	REH

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

KZF DEVELOPMENT

VILLAGE OF LINCOLNSHIRE, ILLINOIS

PRELIMINARY SANITARY SEWER AND WATERMAIN PLAN

PROJ. MGR.:	WJH
PROJ. ASSOC.:	D.M.III
DRAWN BY:	REH
DATE:	2-16-15
SCALE:	1"=60'

SHEET 2 OF 3

KZFLNIL01

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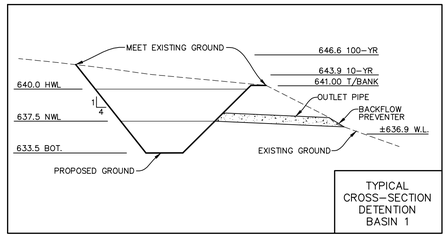
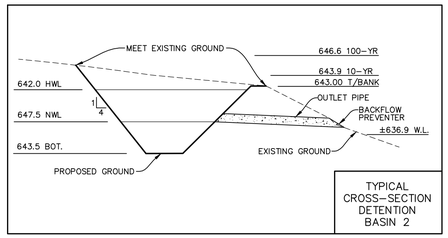
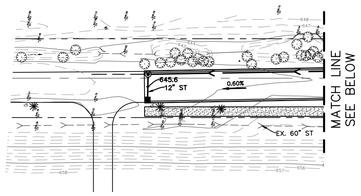
January 8, 2016 - 15:29 Dwg Name: P:\Kzfllnil01\data\Eng\Preliminary\02-PRELIM-SAN-WM.dwg Updated By: rpancher

STANDARD SYMBOLS

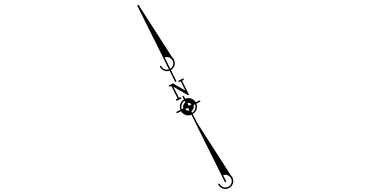
EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
W	WATER MAIN	W
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	STREET LIGHT	
645.0	GROUND ELEVATION	645.00
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	PROPERTY LINE	
	POWER POLE	







PROPOSED CAMBERLEY CLUB SUBDIVISION



GRAPHIC SCALE

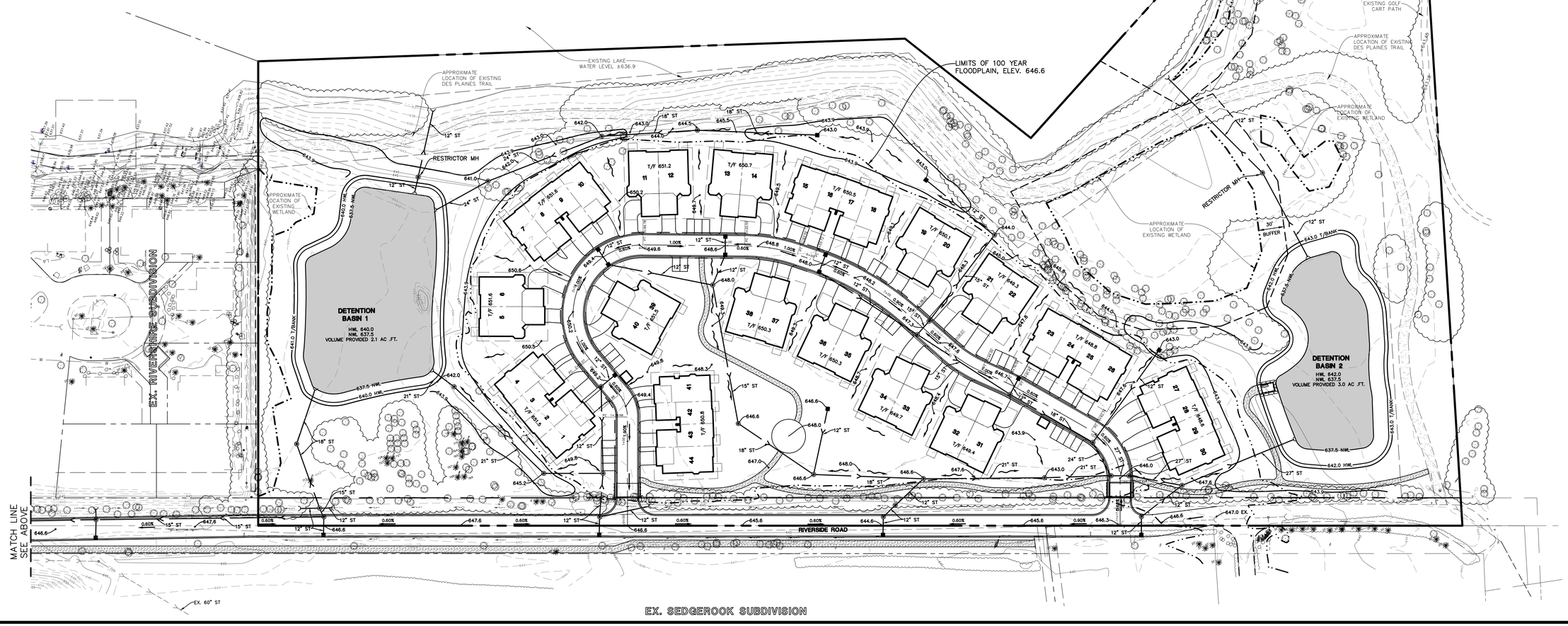
60 0 30 120 240

SCALE: 1"=60'

TOTAL SITE AREA	19.71 ACRES
DEVELOPMENT AREA	6.67 ACRES
AREA OF DISTURBANCE	10.65 ACRES
IMPERVIOUS AREA	4.88 ACRES
OFF-SITE AREA OF DISTURBANCE	1.80 ACRES
OFF-SITE IMPERVIOUS AREA	0.97 ACRES

NOTES

1. ALL PROPOSED STORM SEWER SHALL BE RCP.
2. ALL STORM SEWER SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN



DATE	REVISIONS	DRAWN BY
1-8-16	REVISED PER VILLAGE REVIEW	REH
11-20-15	REVISED PER VILLAGE REVIEW	REH

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KZF DEVELOPMENT

VILLAGE OF LINCOLNSHIRE, ILLINOIS

PRELIMINARY STORM SEWER AND GRADING PLAN

PROJ. MGR.:	WJH
PROJ. ASSOC.:	D.M.III
DRAWN BY:	REH
DATE:	2-16-15
SCALE:	1"=60'

SHEET 3 OF 3

KZFLNIL01

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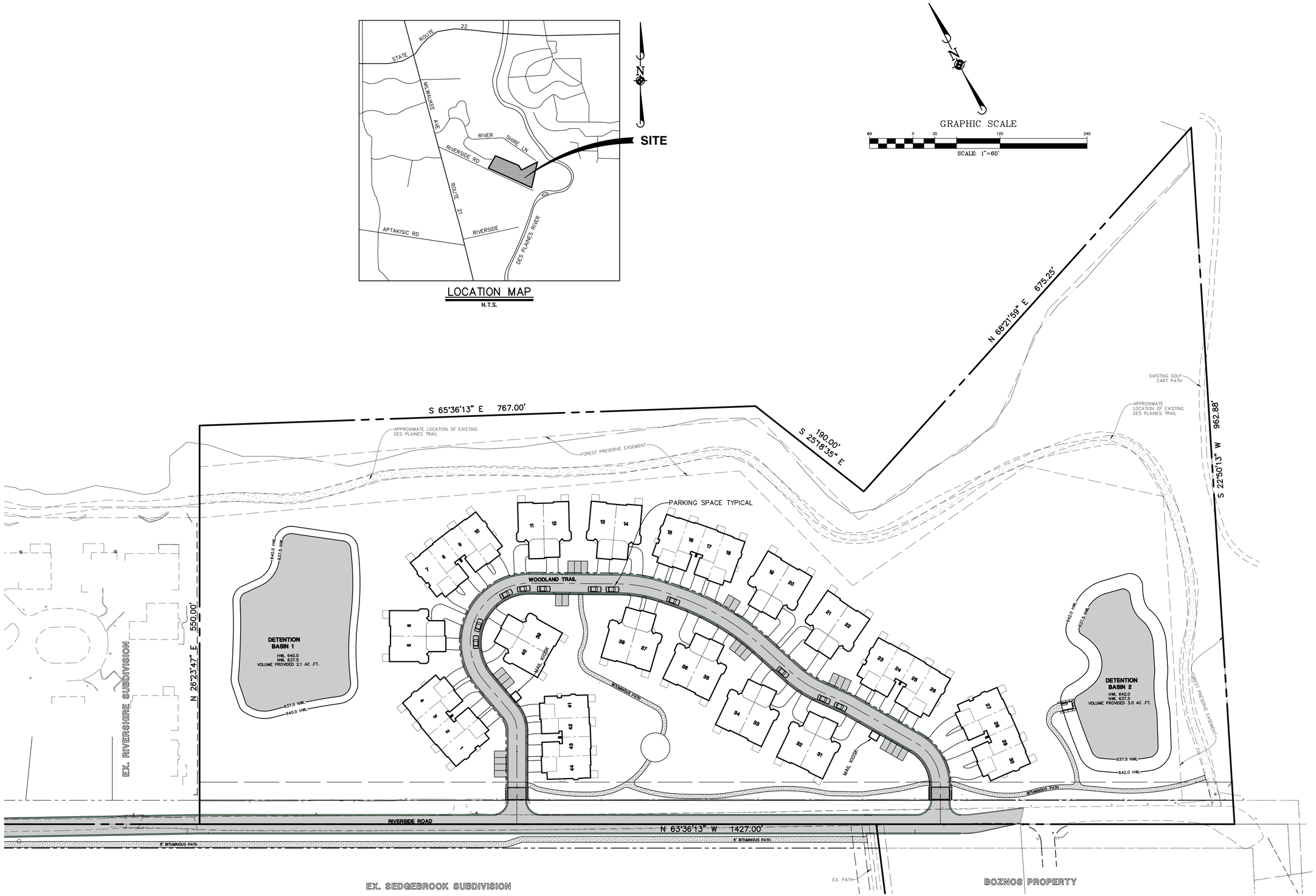

DRAWN BY	REVISIONS	DATE

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KZF DEVELOPMENT
VILLAGE OF LINCOLNSHIRE, ILLINOIS
ON-STREET PARKING PLAN

PROJ. MGR.:	WJH
PROJ. ASSOC.:	DMII
DRAWN BY:	AS
DATE:	1-8-16
SCALE:	1"=60'

SHEET
1
KZFLNIL01

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Note: Highlighted Trees are Significant Trees According to the Zoning Ordinance

TREE REMOVAL LIST -

Tree Survey Dated: May 6, 2005

Number	Common Name	Botanical Name	Diameter	Form	Condition
39	Black Locust	Robinia pseudoacacia	31.5	s	p
44	Black Locust	Robinia pseudoacacia	11	s	f
45	Black Locust	Robinia pseudoacacia	10	s	f
583	Osage Orange	Maclura pomifera	27	s	f
584	Green Ash	Fraxinus pennsylvanica	23,29,30	m	g
585	American Elm	Ulmus americana	7	s	g
614	Osage Orange	Maclura pomifera	19	s	f
646	Black Locust	Robinia pseudoacacia	33	s	g
647	Box Elder	Acer negundo	7	s	g
648	Box Elder	Acer negundo	16	s	g
649	Osage Orange	Maclura pomifera	18	s	g
650	Osage Orange	Maclura pomifera	21,15	m	p
651	Hackberry	Celtis occidentalis	7	s	g
786	Box Elder	Acer negundo	8	s	g
787	Black Locust	Robinia pseudoacacia	7	s	g
788	Black Locust	Robinia pseudoacacia	6.5	s	g
789	Black Locust	Robinia pseudoacacia	9	s	g
790	Black Locust	Robinia pseudoacacia	7,5	m	g
791	Black Locust	Robinia pseudoacacia	8	s	f
792	Black Locust	Robinia pseudoacacia	8	s	g
793	Black Locust	Robinia pseudoacacia	6	s	g
794	Black Locust	Robinia pseudoacacia	7	s	g
795	Hawthorn	Cratageus ssp	11	s	f
796	Hawthorn	Cratageus ssp	17,15,5	m	f
798	Hackberry	Celtis occidentalis	14.5	s	g
799	Black Walnut	Juglans nigra	17	s	g
800	Black Locust	Robinia pseudoacacia	12.5	s	g
801	Black Locust	Robinia pseudoacacia	9.5	s	g
802	Green Ash	Fraxinus pennsylvanica	24.5	s	g
830	Hackberry	Celtis occidentalis	13	s	f
831	Box Elder	Acer negundo	14	s	f
832	Box Elder	Acer negundo	13.5	s	p
833	Box Elder	Acer negundo	17	s	f
834	Box Elder	Acer negundo	31	s	f
855	Box Elder	Acer negundo	14	s	f
993	Black Locust	Robinia pseudoacacia	24.5	s	g

Tree Replacement Requirements:

4 Significant Trees to be removed on Site:

3 Hackberry Trees 2.5" caliper to Replace Existing 7" caliper Hackberry
5 Hackberry Trees 2.5" caliper to Replace Existing 13" caliper Hackberry
6 Hackberry Trees 2.5" caliper to Replace Existing 14.5" caliper Hackberry
7 Black Walnut Trees 2.5" caliper to Replace Existing 17" caliper Black Walnut

21 Total Trees 2.5" caliper to Replace Significant Trees

485.5" Total Caliper of Non-Significant Trees to be removed on Site:

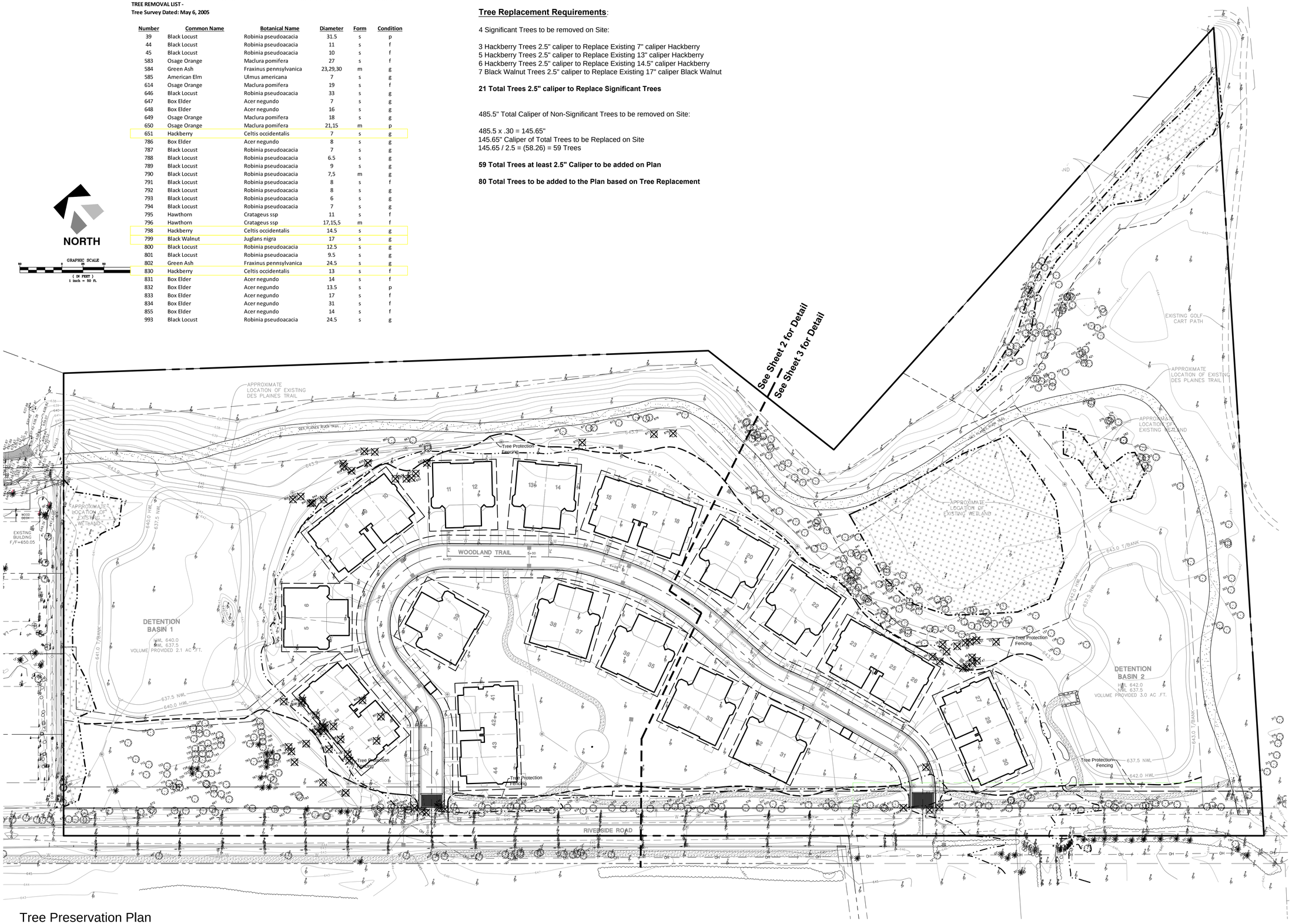
485.5 x .30 = 145.65"
145.65" Caliper of Total Trees to be Replaced on Site
145.65 / 2.5 = (58.26) = 59 Trees

59 Total Trees at least 2.5" Caliper to be added on Plan

80 Total Trees to be added to the Plan based on Tree Replacement

NORTH

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.



Tree Preservation Plan

Scale: 1" = 50'

DATE	REVISIONS	DRAWN BY
11-20-15	REVISED PER VILLAGE COMMENTS	JBD

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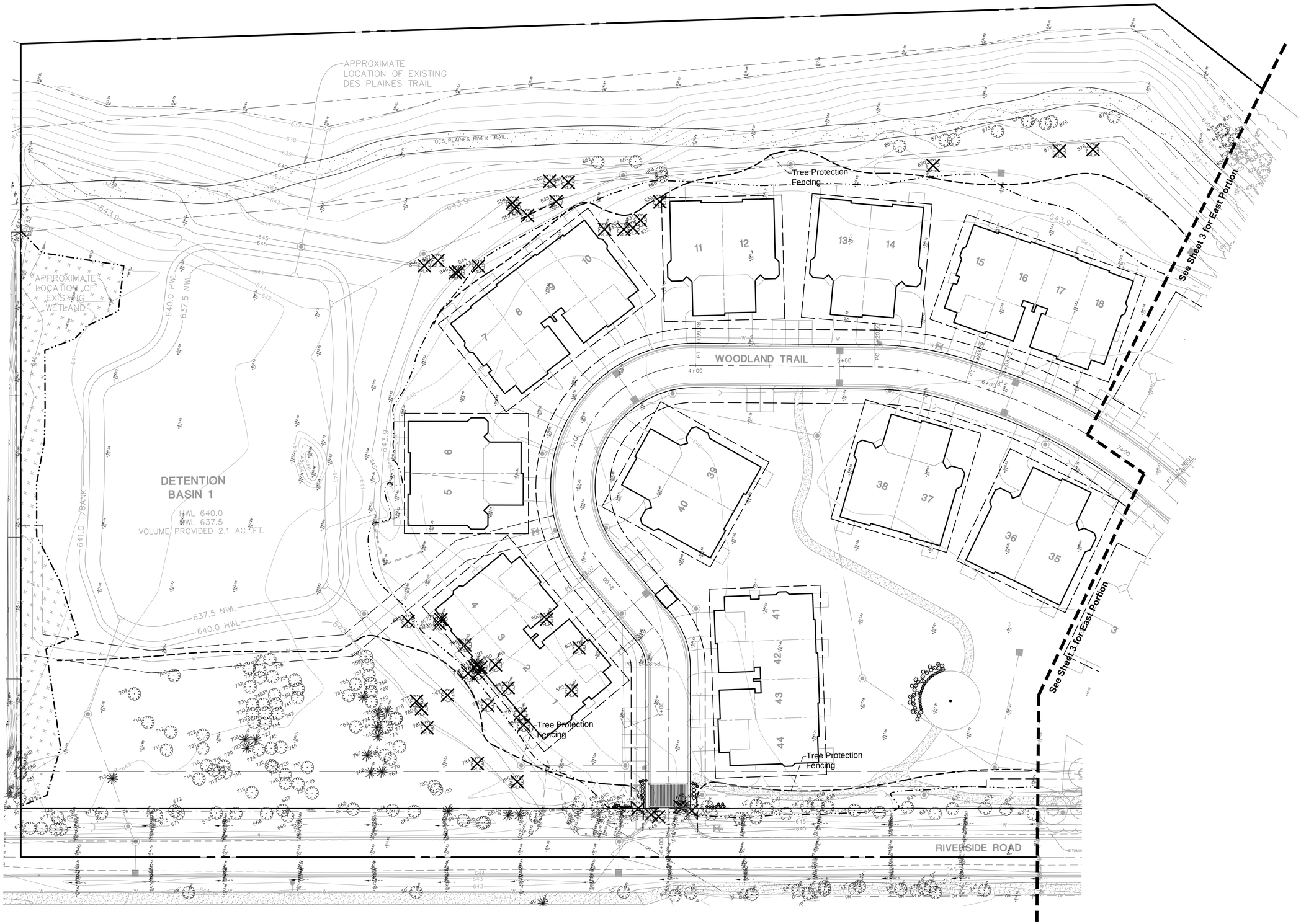
KZF DEVELOPMENT
LINCOLNSHIRE, ILLINOIS
TREE PRESERVATION PLAN - OVERALL

PROJ. MGR.: WJH
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 9-11-15
SCALE: 1"=10'

SHEET
1 of 3
KZFLNIL01

January 8, 2016 - 14:16 Dwg Name: P:\Kzfllnil01\dwg\Lincolnshire\Preliminary\01-09-16 Plan Set\Western Landscape Plan.dwg Updated By: kzeithorf



Tree Preservation Plan - West Portion

Scale: 1" = 50'

DATE	REVISIONS	DRAWN BY
11-20-15	REVISED PER VILLAGE COMMENTS	JBD

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KZF DEVELOPMENT

LINCOLNSHIRE, ILLINOIS

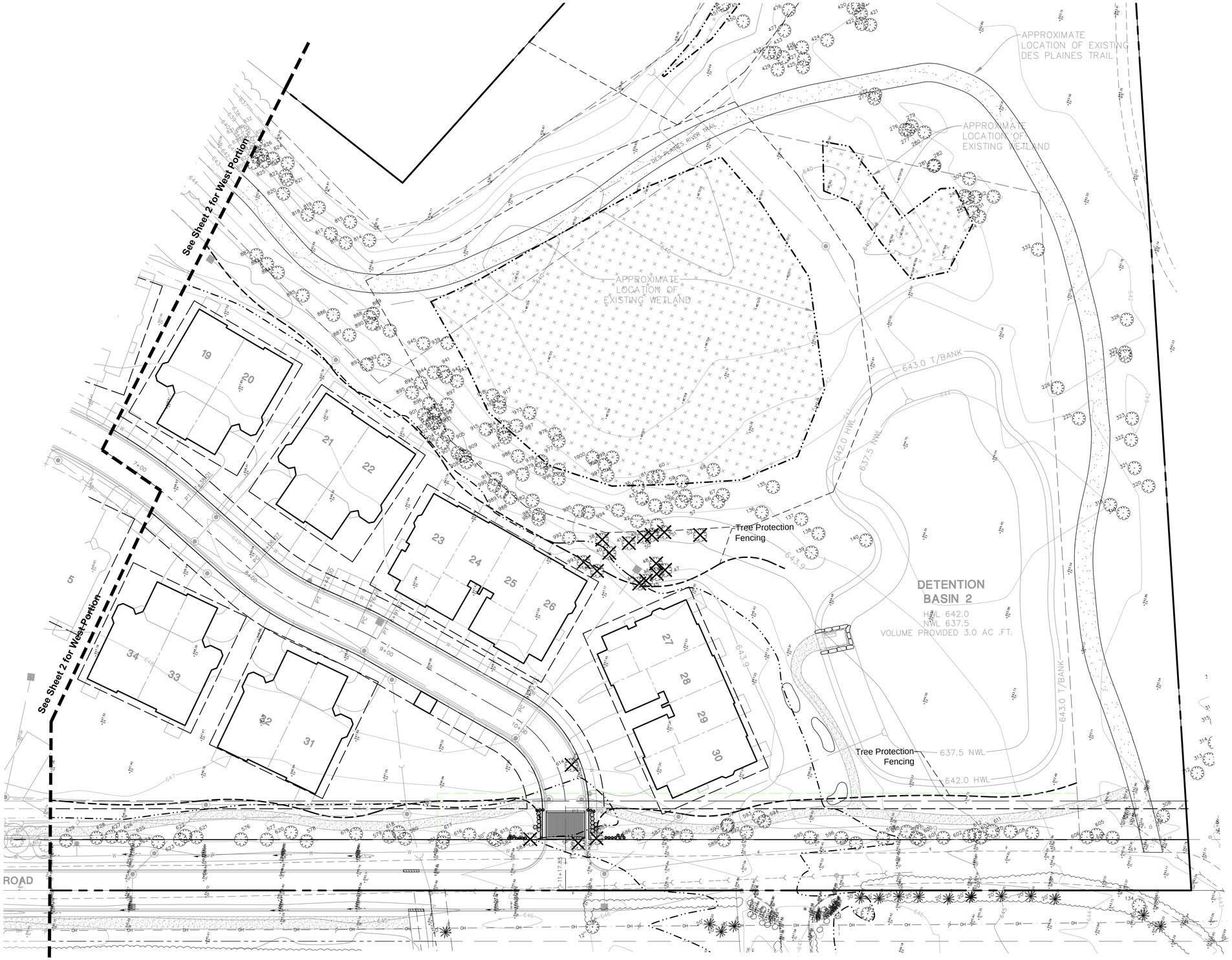
TREE PRESERVATION PLAN - WEST PORTION

PROJ. MGR.:	WJH
PROJ. ASSOC.:	GMC1
DRAWN BY:	JBD
DATE:	9-11-15
SCALE:	1"=10'

SHEET

2 of 3

KZFLNIL01



Tree Preservation Plan - East Portion

Scale: 1" = 50'

DATE	REVISIONS	DRAWN BY
11-20-15	REVISED PER VILLAGE COMMENTS	JBD

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KZF DEVELOPMENT
LINCOLNSHIRE, ILLINOIS
TREE PRESERVATION PLAN - EAST PORTION

PROJ. MGR.: WJH
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 9-11-15
SCALE: 1"=10'

SHEET
3 of 3
KZFLNIL01

Common Area Plantings

Plant List

Key	Quantity	Name COMMON/Botanical	Size		Bloom Period and Color
Parkway Trees					
ACRU	8	NORTHWOOD RED MAPLE/ Acer rubrum 'Northwood'	3" BB		
ACSA	6	GREEN MOUNTAIN SUGAR MAPLE/ Acer saccharum 'Green Mountain'	3" BB		
CEOC	5	COMMON HACKBERRY/ Celtis occidentalis	3" BB		
GIBI	6	PRINCETON SENTRY GINKGO/ Ginkgo biloba 'Princeton Sentry'	3" BB		
GLTR	5	SHADEMASTER HONEYLOCUST/ Gleditsia triacanthos var. inermis 'Shademaster'	3" BB		
LIST	2	AMERICAN SWEETGUM/ Liquidambar styraciflua	3" BB		
LITU	6	TULIP TREE/ Liriodendron tulipifera	3" BB		
PLAC	3	BLOODGOOD LONDON PLANETREE/ Platanus acerifolia 'Bloodgood'	3" BB		
QUMA	2	BUR OAK/ Quercus macrocarpa	3" BB		
QURU	3	NORTHERN RED OAK/ Quercus rubra 'borealis'	3" BB		
TICO	8	GREENSPIRE LITTLELEAF LINDEN/ Tilia cordata 'Greenspire'	3" BB		
Canopy Trees					
ACFR	4	AUTUMN BLAZE MAPLE/ Acer x freemanii 'Jeffersred'	2.5" BB		
ACRU	14	NORTHWOOD RED MAPLE/ Acer rubrum 'Northwood'	2.5" BB		
ACSA	6	GREEN MOUNTAIN SUGAR MAPLE/ Acer saccharum 'Green Mountain'	2.5" BB		
CEOC	14	COMMON HACKBERRY/ Celtis occidentalis	2.5" BB		
GIBI	3	PRINCETON SENTRY GINKGO/ Ginkgo biloba 'Princeton Sentry'	2.5" BB		
GLTR	3	SHADEMASTER HONEYLOCUST/ Gleditsia triacanthos var. inermis 'Shademaster'	2.5" BB		
JUNI	7	BLACK WALNUT/ Juglans nigra	2.5" BB		
LIST	4	AMERICAN SWEETGUM/ Liquidambar styraciflua	2.5" BB		
LITU	4	TULIP TREE/ Liriodendron tulipifera	2.5" BB		
NYSY	8	BLACK TUPELO/ Nyssa sylvatica	2.5" BB		
PLAC	4	BLOODGOOD LONDON PLANETREE/ Platanus acerifolia 'Bloodgood'	2.5" BB		
QUBI	7	SWAMP WHITE OAK/ Quercus bicolor	2.5" BB		
QUMA	2	BUR OAK/ Quercus macrocarpa	2.5" BB		
QURU	2	NORTHERN RED OAK/ Quercus rubra 'borealis'	2.5" BB		
TADI	6	BALD CYPRESS/ Taxodium distichum	2.5" BB		
TICO	2	GREENSPIRE LITTLELEAF LINDEN/ Tilia cordata 'Greenspire'	2.5" BB		
ULCA	4	ACCOLADE SMOOTHLEAF ELM/ Ulmus carpinifolia 'Accolade'	2.5" BB		
Ornamental & Columnar Trees					
ACCA	3	HEDGE MAPLE/ Acer campstre	6' BB		
ACNI	6	GREENCOLUMN BLACK MAPLE/ Acer nigrum	6' BB	Multi-stem	
BENI	11	RIVER BIRCH/ Betula nigra	6' BB	Multi-stem	
CECA	2	EASTERN REDBUD/ Cercis canadensis	6' BB	Multi-stem	Spring - Pink
CRCR	4	THORNLESS COCKSPUR HAWTHORN/ Crataegus grus-galli var. inermis	6' BB	Multi-stem	Spring - White
MAFL	5	JAPANESE CRABAPPLE/ Malus floribunda	6' BB	Multi-stem	Spring - White
MAPR	5	PRAIRIEFIRE CRABAPPLE/ Malus 'Prairiefire'	6' BB	Multi-stem	Spring - Pink
SYAM	12	JAPANESE TREE LILAC/ Syringa amurensis	6' BB	Multi-stem	Summer - White
Evergreen Trees					
PIAB	3	NORWAY SPRUCE/ Picea abies	6' BB		
PIGL	15	BLACK HILLS SPRUCE/ Picea glauca 'Densata'	6' BB		
PIPU	3	COLORADO GREEN SPRUCE/ Picea pungens	6' BB		
PIST	6	EASTERN WHITE PINE/ Pinus strobus	6' BB		
PISY	5	SCOTCH PINE/ Pinus sylvestris	6' BB		
PSME	6	DOUGLAS FIR/ Pseudotsuga menziesii	6' BB		
Evergreen Shrubs					
JUCK	54	KALLAYS COMPACT JUNIPER/ Juniperus chinensis 'Kallay'	24"		
Deciduous Shrubs					
COSE	63	BAILEYS RED TWIG DOGWOOD/ Cornus sericea 'Baileyi'	3'		
SPBU	84	GOLDFLAME SPIREA/ Spiraea x bumalda 'Goldflame'	18"		
VIDE	10	ARROWWOOD VIBURNUM/ Viburnum dentatum 'Ralph Senior'	3'		
VLA	82	MOHICAN VIBURNUM/ Viburnum lantana 'Mohican'	3'		
Perennials / Grasses					
HEHR	140	HAPPY RETURNS DAYLILY/ Hemerocallis 'Happy Returns'	#1 Cont.		Spring-Fall - Yellow
MONC	80	CORAL REEF BEE BALM/ Monarda 'Coral Reef'	#1 Cont.		Summer - Pink
SPHE	62	PRAIRIE DROPSEED/ Sporobolus heterolepis	#3 Cont.		
SVMN	15	MAY NIGHT SALVIA/ Salvia nemorosa 'May Night'	#1 Cont.		Summer - Purple

Turf Areas

Cardno Economy Prairie Seed Mix

Cardno Stormwater Seed Mix

Note: Turf Areas to be seeded

Village of Lincolnshire Landscape Requirements

Parkway Tree Requirements:

1 Shade Tree per 40' linear feet of Street Frontage

1075' of Street Frontage on Plan
1075 / 40 =(26.875) = 27 Trees

27 x 2 = 54 Trees

54 Parkway Trees provided on Plan

Replacement Tree Requirements:

(See Tree Preservation Plan for Calculations)

80 Total Trees provided on Plan based on Tree Replacement

Open Space Requirements:

126,508.6 / 43,560 = 2.9 Acres of Remaining Green Space

2.9 x 6 = (17.4) = 17 Deciduous Trees 2.5"-4" DBH
17 Deciduous Trees 4.5"< DBH
2.9 x 4 = (11.6) = 12 Ornamental Trees 6'-8' Ht.
12 Ornamental Trees 8.5'< Ht.
2.9 x 5 = (14.5) = 15 Evergreen Trees 8' Ht.
15 Evergreen Trees 10' Ht.

76 Total Open Space Deciduous Trees on Plan
35 Total Open Space Ornamental Trees on Plan
32 Total Open Space Evergreen Trees on Plan

Site Data:

Total Site Area: 19.7 Acres / 858,440.7 sq. ft.

Total Impervious Surface: 7.24 Acres / 315,746.1 sq. ft.

Total Pervious Surface: 12.46 Acres / 542 ,694.6 sq. ft.

Cardno Economy Prairie Seed Mix

Botanical Name	Common Name	Oz./Acre
PERMANENT GRASSES/SEDGES		
Andropogon gerardii	Big Bluestem	26.46
Bouteloua curtipendula	Side-Oats Grama	29.77
Carex spp.	Prairie Sedge Mix	1.65
Elymus Canadensis	Canada Wild Rye	26.46
Panicum virgatum	Switch Grass	4.14
Schizachyrium scoparium	Little Bluestem	39.70
Sorghastrum nutans	Indian Grass	29.77
		157.95
TEMPORARY COVER		
Avena sativa	Common Oat	460.00
		460.00
FORBS		
Asclepias syriaca	Common Milkweed	0.83
Asclepias tuberose	Butterfly Weed	1.65
Aster laevis	Smooth Blue Aster	0.41
Aster novae-angliae	New England Aster	1.24
Chamaecrista fasciculate	Partridge Pea	19.82
Coreopsis lanceolata	Sand Coreopsis	8.26
Echinacea purpurea	Broad-leaved Purple Coneflower	12.39
Heliopsis helianthoides	False Sunflower	0.41
Lupinus perennis	Wild Lupine	0.83
Monarda fistulosa	Wild Bergamot	0.41
Pycnanthemum virginianum	Common Mountain Mint	0.83
Ratibida pinnata	Yellow Coneflower	5.78
Rudbeckia hirta	Black-Eyed Susan	13.22
		66.08

Apply at 42.75 PLS (Pure Live Seed) pounds per acre.

Cardno Stormwater Seed Mix

Botanical Name	Common Name	Oz./Acre
PERMANENT GRASSES/SEDGES/RUSHES		
Carex cristatella	Crested Oval Sedge	3.69
Carex lurida	Bottlebrush Sedge	7.38
Carex vulpinoidea	Brown Fox Sedge	22.13
Elymus virginicus	Virginia Wild Rye	44.27
Glyceria striata	Fowl Manna Grass	4.61
Juncus effusus	Common Rush	3.69
Juncus torreyi	Torrey's Rush	0.92
Leersia oryzoides	Rice Cit Grass	3.69
Panicum virgatum	Switch Grass	29.51
Scirpus atrovirens	Dark Green Rush	3.69
Scirpus cyperinus	Wool Grass	1.84
Scirpus fluviatilis	River Bulrush	0.92
Scirpus validus	Great Bulrush	22.13
		148.47
TEMPORARY COVER		
Avena sativa	Common Oat	460.00
		460.00
FORBS		
Alisma spp	Water Plaintain Mix	15.65
Asclepias incarnate	Swamp Milkweed	5.52
Bidens spp.	Bidens Mix	7.37
Helenium autumnale	Sneezeweed	7.37
Lycopus americanus	Common Water Horehound	0.92
Mimulus ringens	Monkey Flower	3.68
Penthorum sedoides	Ditch Stonecrop	1.84
Polygonum pensylvanicum	Pinkweed	14.73
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	3.68
Sagittaria latifolia	Common Arrowhead	3.68
Senna hebecarpa	Wild Senna	3.68
Thalictrum dasycarpum	Purple Meadow Rue	7.37
		75.49

Apply at 42.75 pounds per acre

Legend:

(pt) - Parkway Trees

(srt) - Significant Replacement Trees

(rt) - Replacement Trees

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

Legend:

Shade Tree

Evergreen Tree

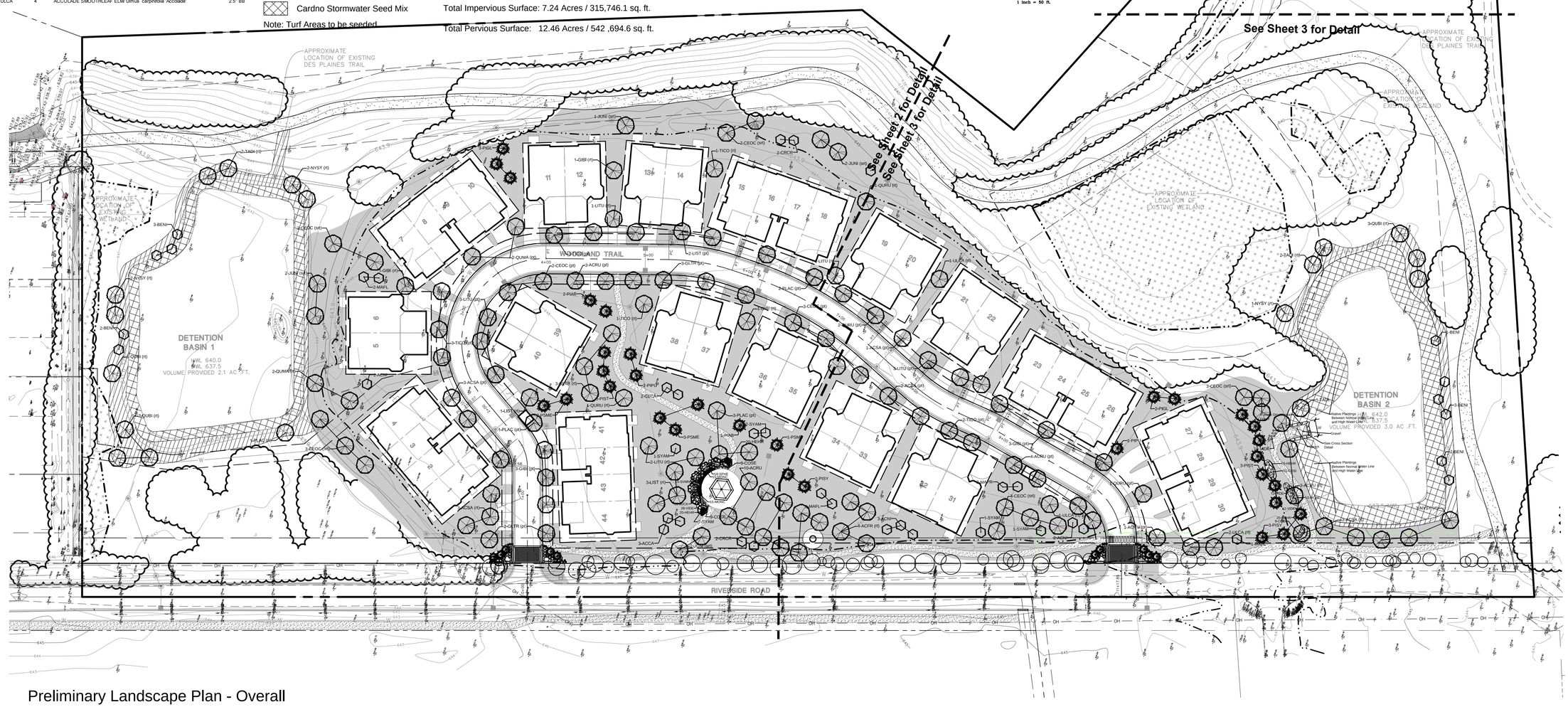
Ornamental Tree

Evergreen Shrub

Deciduous Shrub

Small Shrub / Grasses

Perennials



Preliminary Landscape Plan - Overall

Scale: 1" = 50'

DATE	REVISIONS	DRAWN BY
1-8-16	REVISED PER VILLAGE COMMENTS	JBD
11-20-15	REVISED PER VILLAGE COMMENTS	JBD

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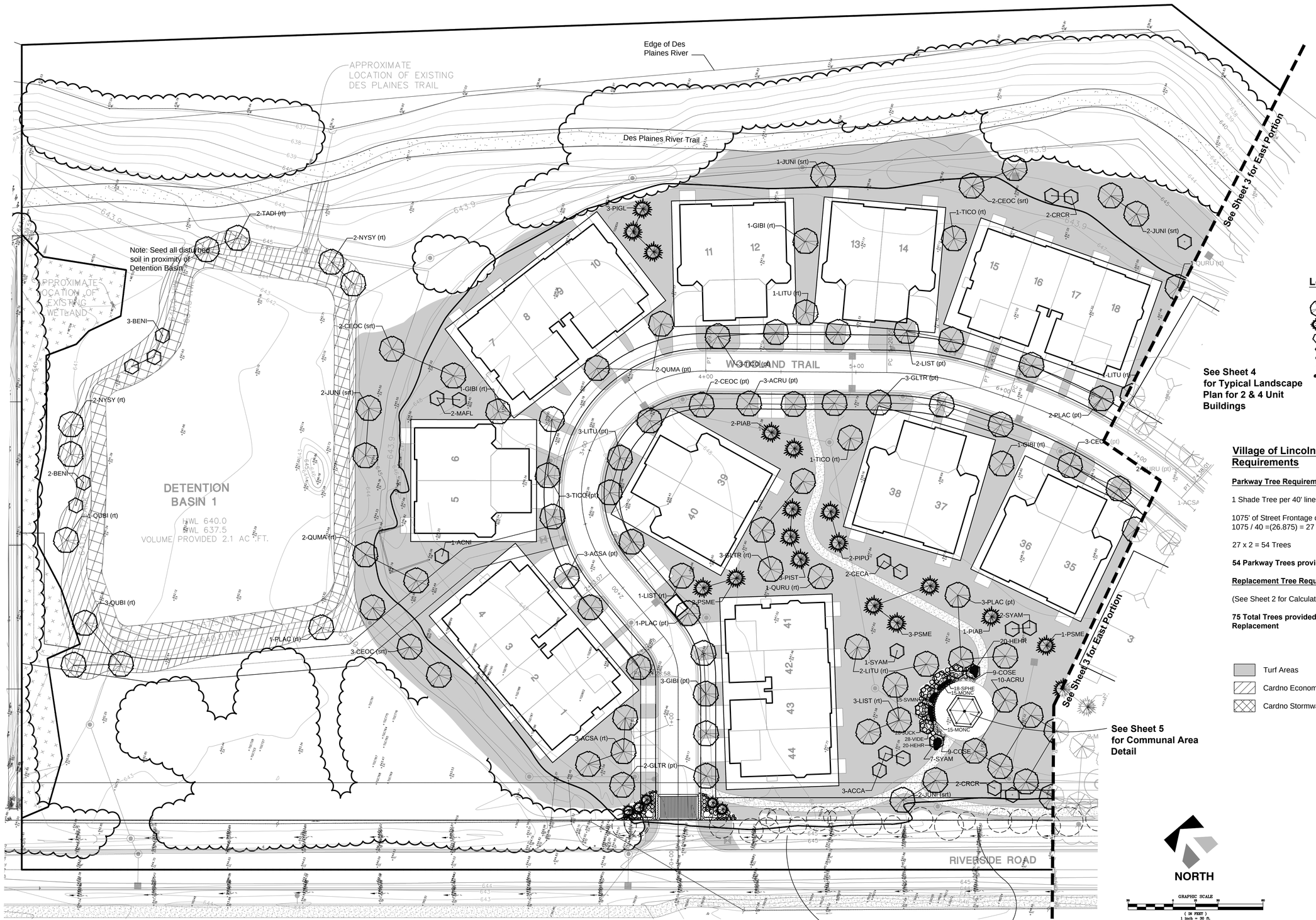
KZF DEVELOPMENT
LINCOLNSHIRE, ILLINOIS
PRELIMINARY LANDSCAPE PLAN - OVERALL

PROJ. MGR.: WJH
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 9-11-15
SCALE: 1"=50'

SHEET
1 of 6
KZFLNIL01

January 8, 2016 - 12:20 Dwg Name: P:\Kzfnil01\dwg\Lincolnshire\Preliminary\01-09-16 Prim Set\Prelim Landscape Plan.dwg Updated By: bdethlof



Legend:

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Evergreen Shrub
- Deciduous Shrub
- Small Shrub / Grasses
- Perennials

Village of Lincolnshire Landscape Requirements

Parkway Tree Requirements:

1 Shade Tree per 40' linear feet of Street Frontage

1075' of Street Frontage on Plan
1075 / 40 =(26.875) = 27 Trees

27 x 2 = 54 Trees

54 Parkway Trees provided on Plan

Replacement Tree Requirements:

(See Sheet 2 for Calculations)

75 Total Trees provided on Plan based on Tree Replacement

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

Preliminary Landscape Plan - West Portion

Scale: 1" = 30'

DATE	REVISIONS	DRAWN BY
1-8-16	REVISED PER VILLAGE COMMENTS	JBD
11-20-15	REVISED PER VILLAGE COMMENTS	JBD

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KZF DEVELOPMENT
LINCOLNSHIRE, ILLINOIS
PRELIMINARY LANDSCAPE PLAN - WEST PORTION

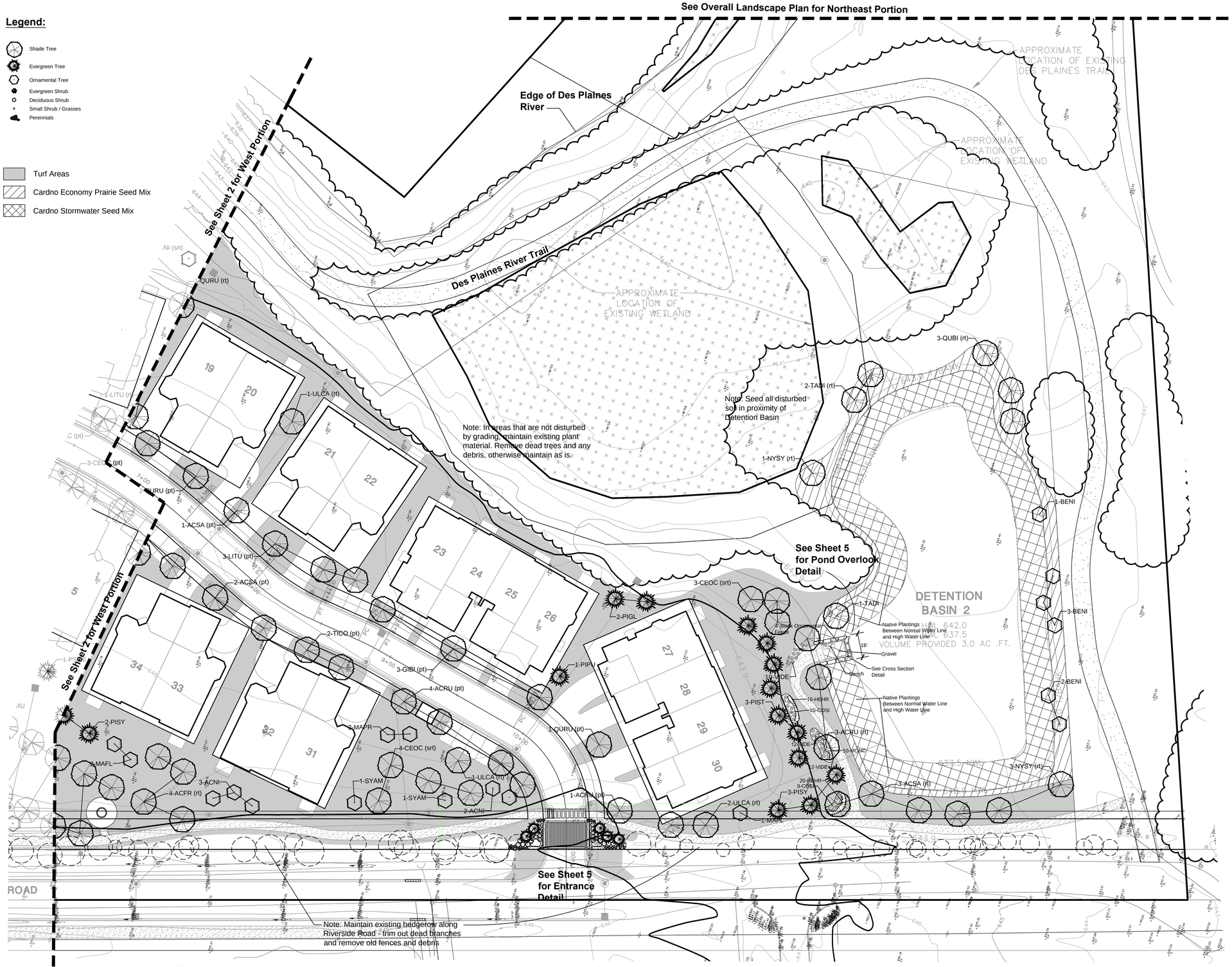
PROJ. MGR.:	WJH
PROJ. ASSOC.:	GMC1
DRAWN BY:	JBD
DATE:	9-11-15
SCALE:	1"=10'

SHEET
2 of 6
KZFLNIL01

Legend:

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Evergreen Shrub
- Deciduous Shrub
- Small Shrub / Grasses
- Perennials

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix



Preliminary Landscape Plan - East Portion

Scale: 1" = 30'

DATE	REVISIONS	DRAWN BY
1-8-16	REVISED PER VILLAGE COMMENTS	JBD
11-20-15	REVISED PER VILLAGE COMMENTS	JBD

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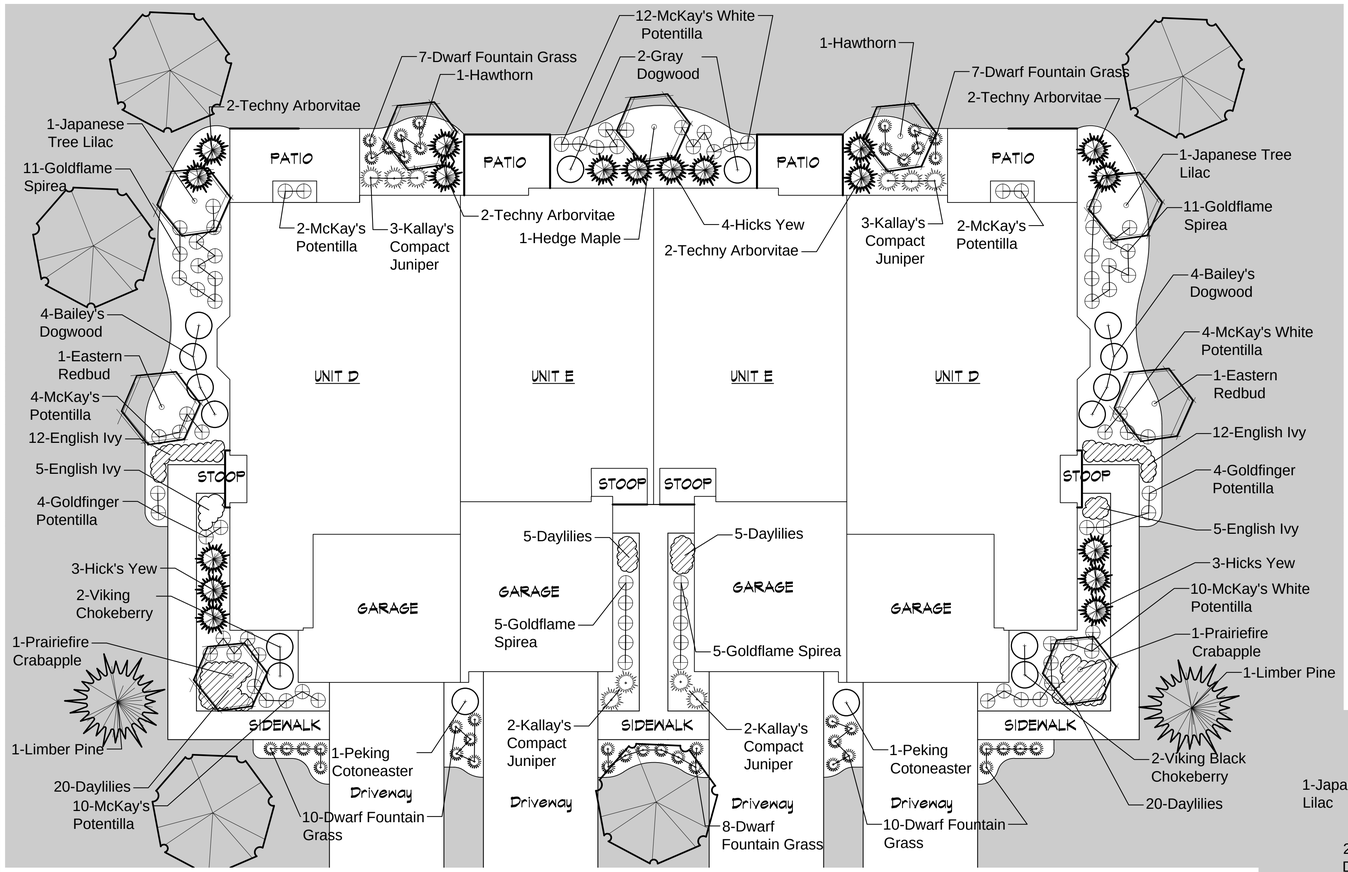
KZF DEVELOPMENT
LINCOLNSHIRE, ILLINOIS
PRELIMINARY LANDSCAPE PLAN - EAST PORTION

PROJ. MGR.:	WJH
PROJ. ASSOC.:	GMC1
DRAWN BY:	JBD
DATE:	9-11-15
SCALE:	1"=10'

SHEET
3 of 6
KZFLNIL01



Typical Foundation Landscape Plan - 4 Unit Complex

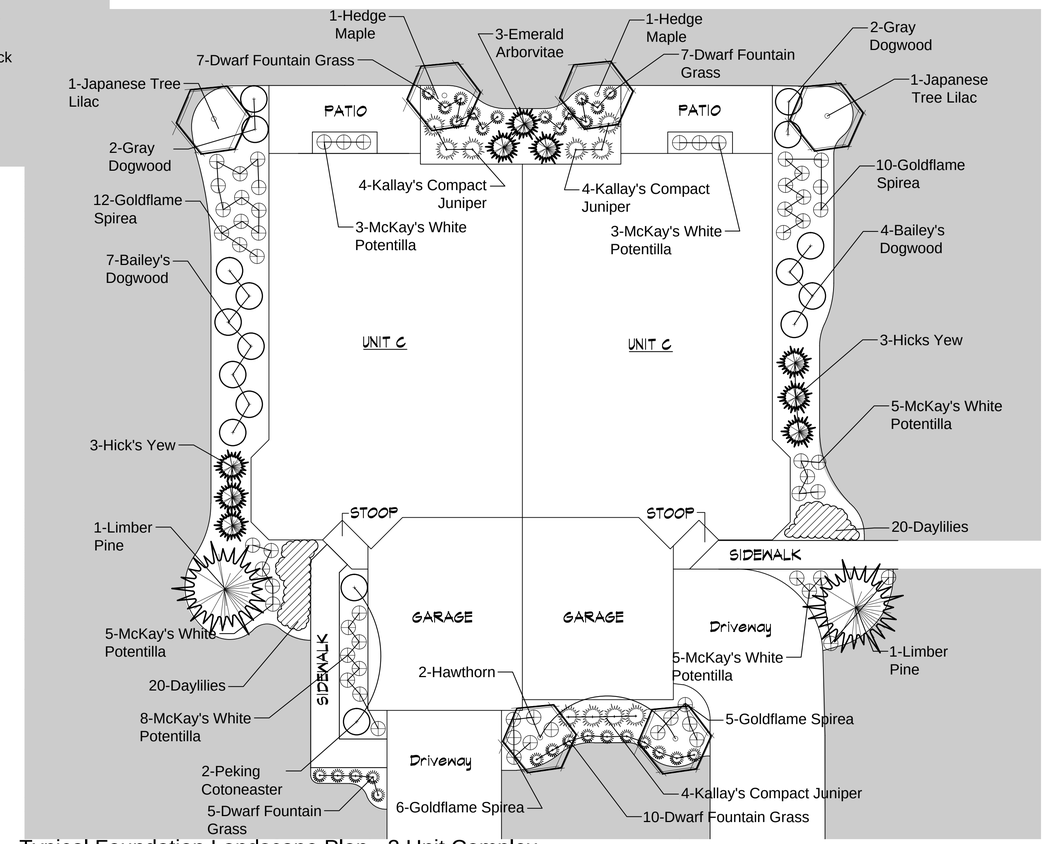
Scale: 1" = 10'

Total 4-Unit Foundation Landscape Plantings (6 Units Total)

Quantity	Name COMMON/Botanical	Size
Ornamental & Columnar Trees		
6	HEDGE MAPLE/ Acer campestre	6' BB
12	EASTERN REDBUD/ Cercis canadensis	6' BB
12	THORNLESS COCKSPUR HAWTHORN/ Crataegus grus-galli var. inermis	6' BB
12	PRAIRIEFIRE CRABAPPLE/ Malus 'Prairiefire'	6' BB
12	JAPANESE TREE LILAC/ Syringa amurensis	6' BB
Evergreens		
60	KALLAY'S COMPACT JUNIPER/ Juniperus chinensis 'Kallay's Compact'	
12	LIMBER PINE/ Pinus flexilis	6' BB
48	TECHNY ARBORVITAE/Thuja occidentalis 'Techny'	6' BB
60	HICK'S YEW/ Taxus x media 'Hicksii'	3' BB
Deciduous Shrubs		
24	VIKING BLACK CHOKEBERRY/ Aronia melanocarpa 'Viking'	18"
12	GRAY DOGWOOD/ Cornus racemosa	3'
48	BAILEY'S REDTWIG DOGWOOD/ Cornus sericea 'Baileii'	3'
12	PEKING COTONEASTER/ Cotoneaster acutifolius	3'
48	GOLDFINGER POTENTILLA/ Potentilla fruticosa 'Goldfinger'	18"
252	McKAY'S WHITE POTENTILLA/ Potentilla fruticosa 'McKay's White'	18"
192	GOLDFLAME SPIREA/ Spiraea x bumalda 'Goldflame'	18"
Perennials / Grasses		
204	ENGLISH IVY/ Hedera helix	#1 Container
300	HAPPY RETURNS DAYLILY/ Hemerocallis 'Happy Returns'	#1 Container
252	DWARF FOUNTAIN GRASS/ Pennesetum alopicuroides 'Hameln'	#1 Container

Legend:

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Evergreen Shrub
- Deciduous Shrub
- Small Shrub / Grasses
- Perennials
- Turf Area



Typical Foundation Landscape Plan - 2 Unit Complex

Scale: 1" = 10'

Total 2-Unit Foundation Landscape Plantings (10 Units Total)

Quantity	Name COMMON/Botanical	Size
Ornamental & Columnar Trees		
20	HEDGE MAPLE/ Acer campestre	6' BB
20	THORNLESS COCKSPUR HAWTHORN/ Crataegus grus-galli var. inermis	6' BB
20	JAPANESE TREE LILAC/ Syringa amurensis	6' BB
Evergreens		
20	LIMBER PINE / Pinus flexilis	6' BB
100	EMERALD ARBORVITAE/Thuja occidentalis 'Emerald'	6' BB
60	HICK'S YEW/ Taxus x media 'Hicksii'	3' BB
Deciduous Shrubs		
40	GRAY DOGWOOD/ Cornus racemosa	3'
110	BAILEY'S REDTWIG DOGWOOD/ Cornus sericea 'Baileii'	3'
20	PEKING COTONEASTER/ Cotoneaster acutifolius	3'
290	McKAY'S WHITE POTENTILLA/ Potentilla fruticosa 'McKay's White'	18"
320	GOLDFLAME SPIREA/ Spiraea x bumalda 'Goldflame'	18"
Perennials / Grasses		
400	HAPPY RETURNS DAYLILY/ Hemerocallis 'Happy Returns'	#1 Container
290	DWARF FOUNTAIN GRASS/ Pennesetum alopicuroides 'Hameln'	#1 Container

Legend:

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Evergreen Shrub
- Deciduous Shrub
- Small Shrub / Grasses
- Perennials
- Turf Area

DATE	REVISIONS	DRAWN BY
1-8-16	REVISED PER VILLAGE COMMENTS	JBD
11-20-15	REVISED PER VILLAGE COMMENTS	JBD

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LINCOLNSHIRE, ILLINOIS
FOUNDATION DETAILS

PROJ. MGR.:	WJH
PROJ. ASSOC.:	GMC1
DRAWN BY:	JBD
DATE:	9-11-15
SCALE:	1"=10'

SHEET
4 of 6
KZFLNIL01

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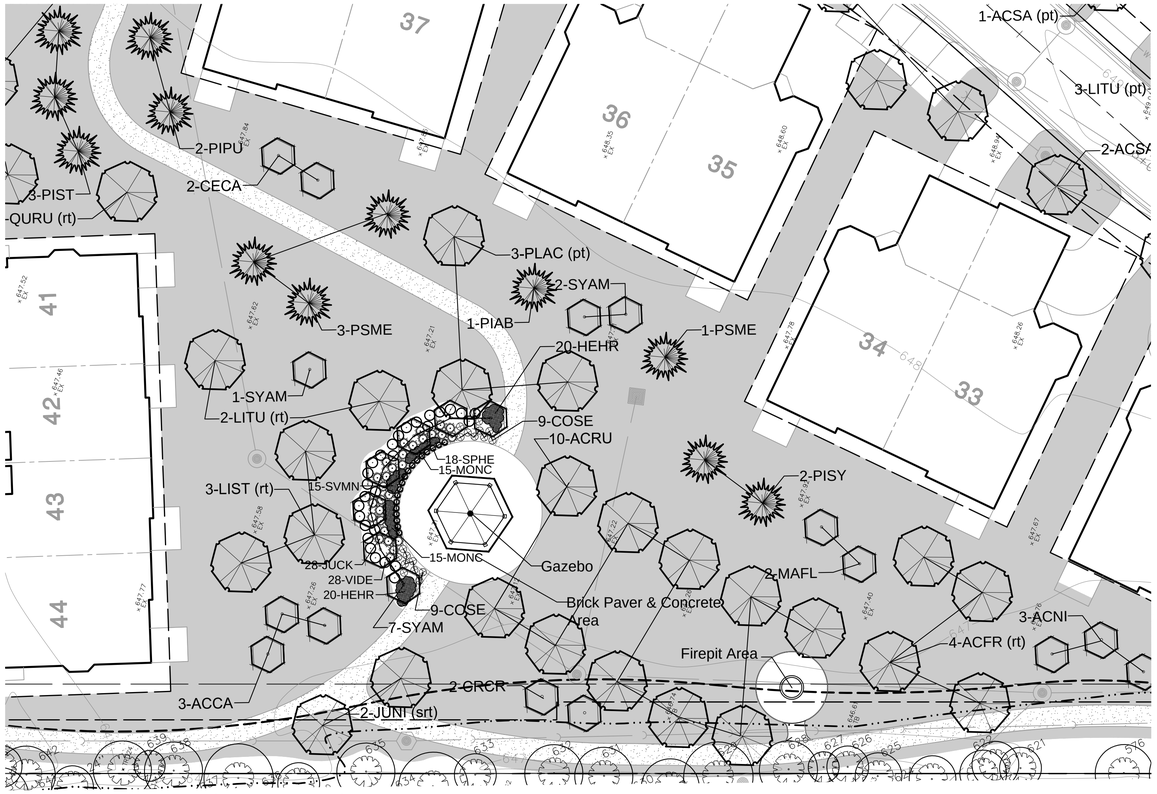
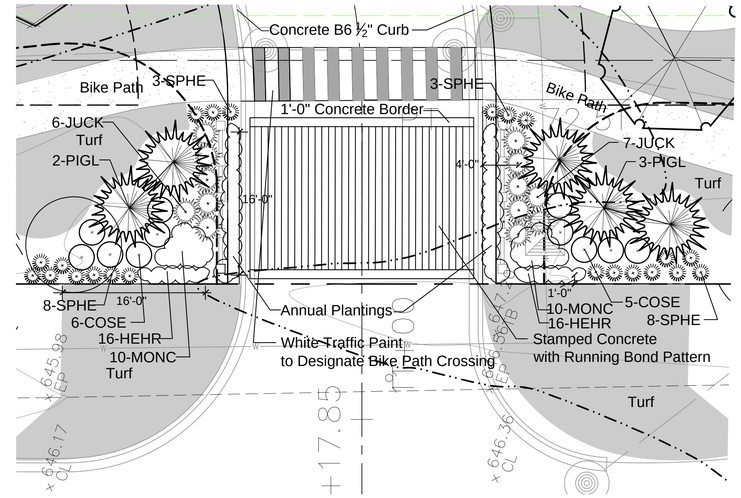


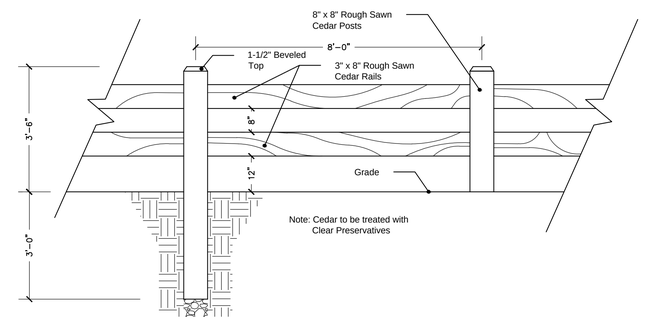
Landscape Plan Detail - Communal Area

Scale: 1" = 20'



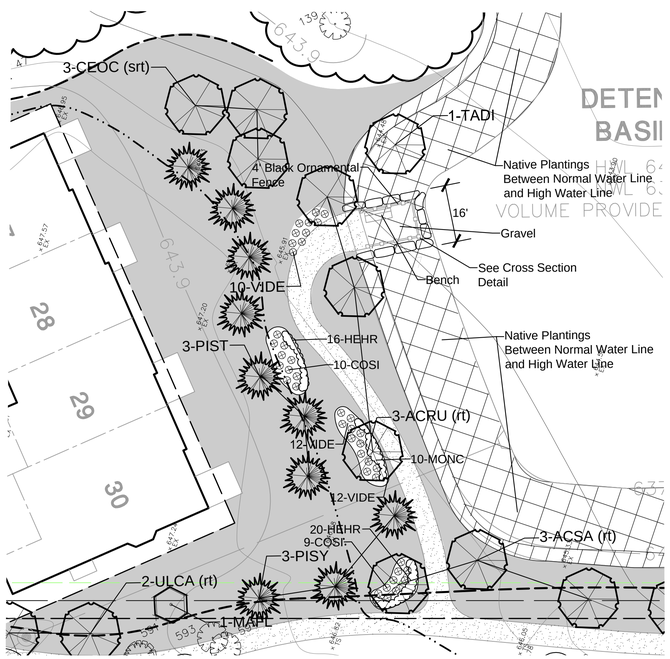
Landscape Plan Detail - Typical Subdivision Entrance

Scale: 1/8" = 1' - 0"



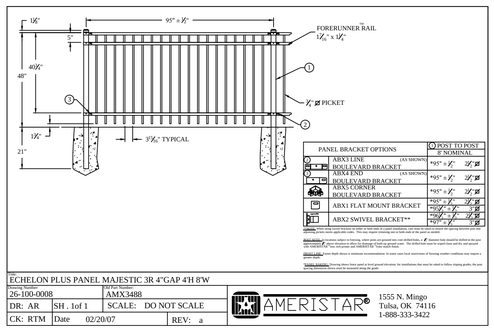
Entry Fence Detail

Scale: 1/2" = 1'- 0"



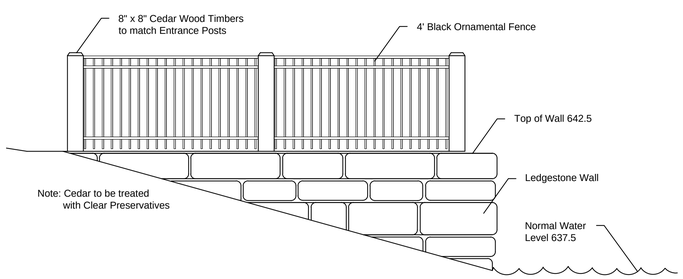
Landscape Plan Detail - Pond Lookout

Scale: 1" = 20'



4' Black Ornamental Fence

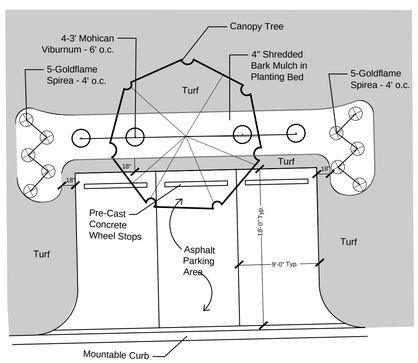
Scale: N.T.S.



Pond Lookout Cross-Section

Scale: 1/3" = 1' - 0"

Note: Shrubs Located adjacent to off-street parking meet spacing requirements of Section 13-2-6 (A) 2



Turf Areas

Cardno Economy Prairie Seed Mix

Cardno Stormwater Seed Mix

Legend:

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Evergreen Shrub
- Deciduous Shrub
- Small Shrub / Grasses
- Perennials

Landscape Plan Detail - Typical On-Street Parking Area

Scale: 1/8" = 1' - 0"

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KZF DEVELOPMENT

LINCOLNSHIRE, ILLINOIS

LANDSCAPE PLAN DETAILS

PROJ. MGR.: WJH
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 9-11-15
SCALE: 1"=10'

SHEET

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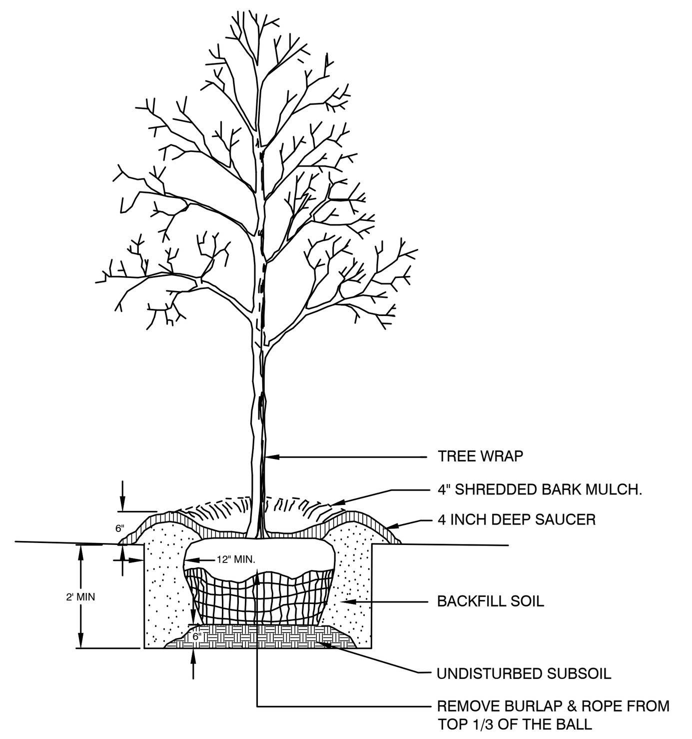
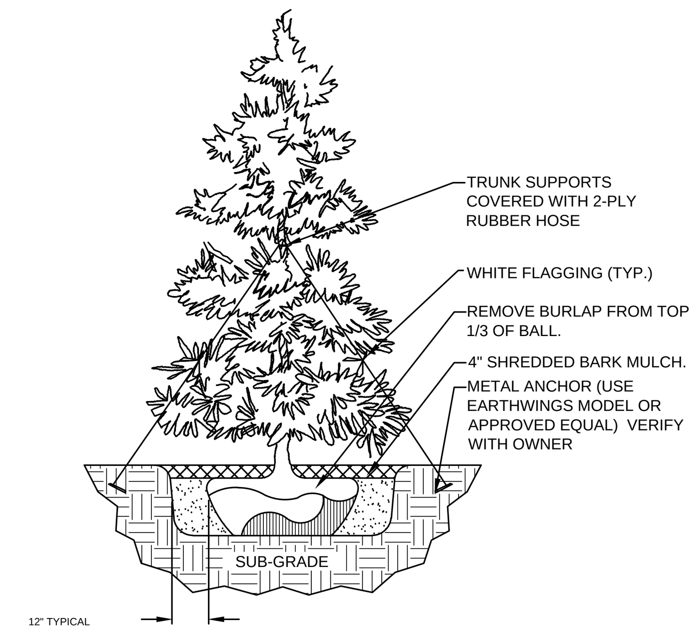
PLANTING DETAILS



NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

DECIDUOUS TREE

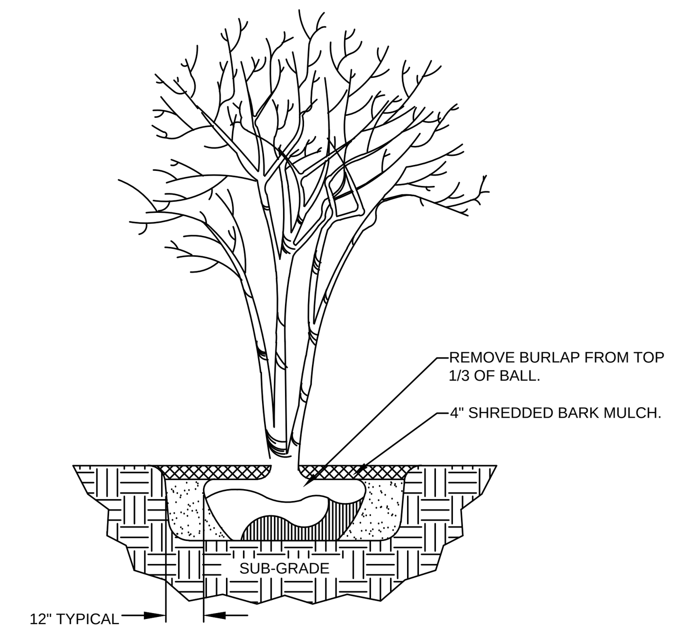
NOT TO SCALE



NOTE:
1. STAKE EVERGREEN TREES 6' IN HT. OR GREATER.
2. PLANTING PITS TO BE SCARIFIED BEFORE TREES ARE PLANTED.
3. REMOVE ALL TREE STAKES AND WIRES AFTER ONE YEAR OF GROWTH.

EVERGREEN TREE

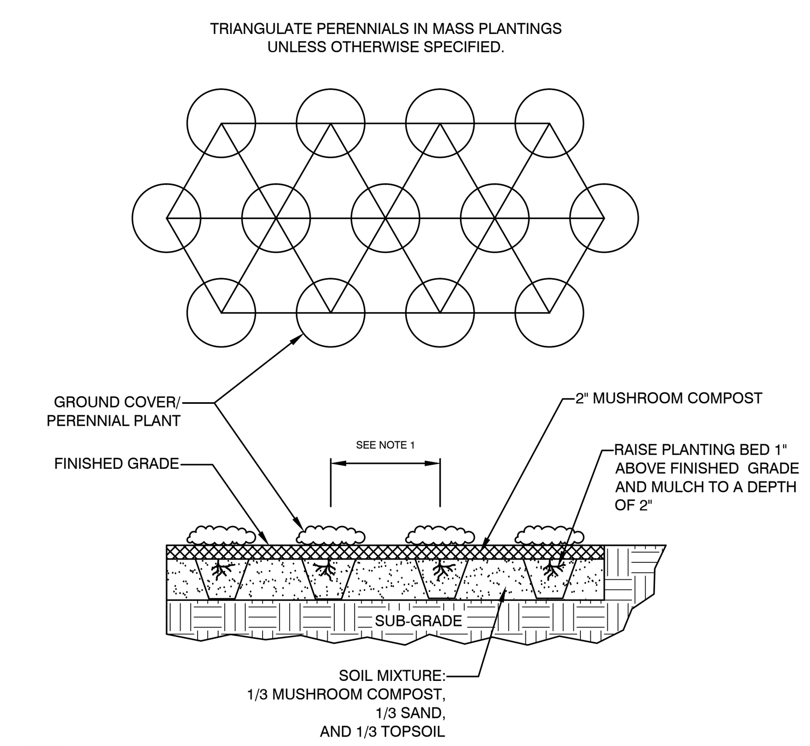
NOT TO SCALE



NOTE
1. PLANTING PITS TO BE SCAREIFIED BEFORE TREES ARE PLANTED.
2. PRUNING OF ORNAMENTAL TREES MUST BE DONE AFTER PLANTING AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

ORNAMENTAL TREE

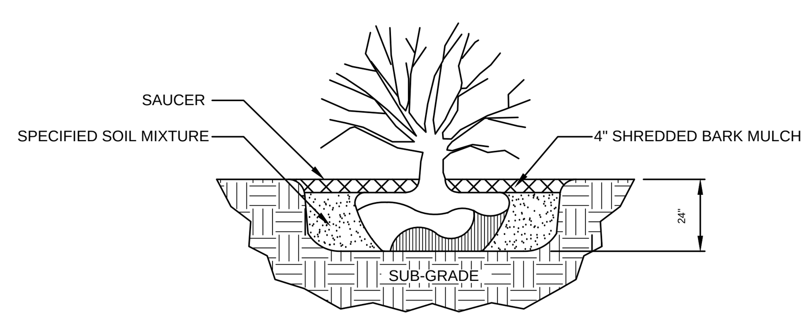
NOT TO SCALE



NOTE:
1. SPACING VARIES DEPENDING ON PLANT SPECIES, SEE PLANT LIST.
2. REMOVE PLASTIC PLANTING CONTAINER BEFORE PLANTING. BE CAREFUL TO KEEP THE ROOT SYSTEM INTACT.

GROUNDCOVER AND PERENNIALS

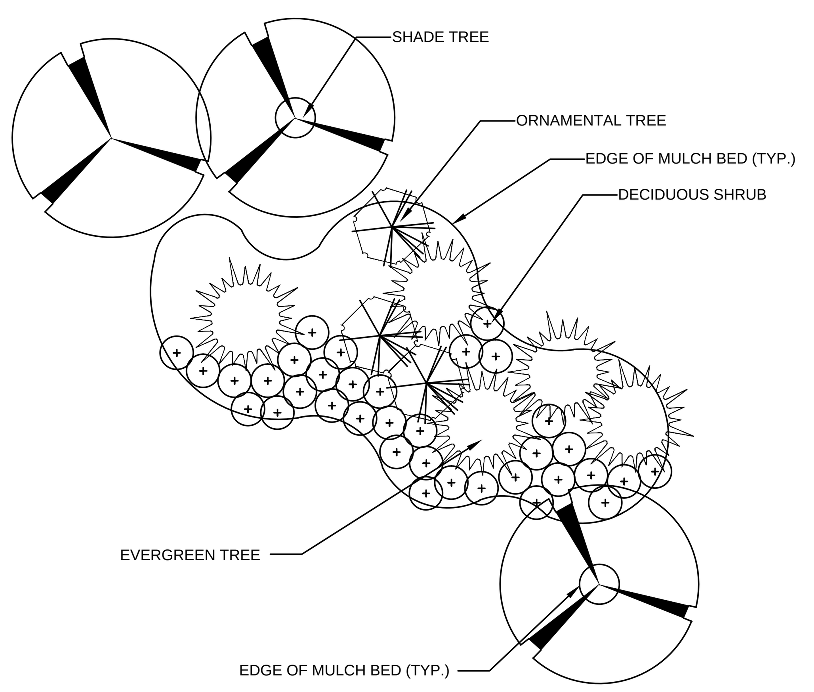
NOT TO SCALE



NOTE:
1. SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

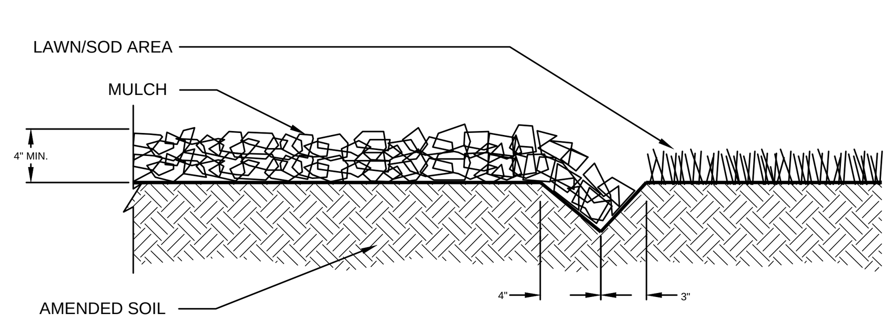
NOT TO SCALE



NOTE:
1. ALL MULCH BEDS FOR MASS PLANTING AREAS SHALL BE INSTALLED IN A UNIFORM CURVILINEAR FASHION AS INDICATED. MULCH SHALL EXTEND A MINIMUM OF 12" BEYOND THE OUTSIDE EDGE OF THE ROOT BALL AND INSTALLED ACCORDING TO THE CONTRACT SPECIFICATIONS.

MULCH EDGE DETAIL

NOT TO SCALE



CONTINOUS MULCH

NOT TO SCALE

SPECIFICATIONS

1. Field Verification The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features The Contractor shall provide at his/her own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain. Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns. Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense immediately with as little inconvenience to the Owner as possible. All areas shown on the plan as sod, the General Contractor will provide the Landscape Contractor with an excavated area 2" below the curb elevation and proposed grade. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed. The Landscape Contractor shall coordinate his/her work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

3. Planting Techniques All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall compliment plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only. Stake/guy all trees as necessary immediately after installation and prior to acceptance. When high winds or other conditions occur, the Landscape Contractor shall take whatever precautions he/she deems necessary to protect the survival and appearance of the plants. These steps shall be taken at no additional expense to the Owner.

4. Inspection of Plant Material All plant materials shall be subject to inspection and approval. The Landscape Architect/Owners Representative reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the top of ball to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant not the very tip of the branches.

5. Plant Substitution Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

6. Planting Soil Planting soil shall be replaced in all disturbed areas at a minimum depth of six inches. The planting soil shall be amended by the contractor at the time of placement. The amended topsoil shall consist of three parts topsoil, one part compost, one part sand and five pounds of bone meal per cubic yard.

7. Mulch All disturbed areas including shrub beds and individual trees shall be mulched with a minimum of 4" finely shredded bark mulch to be approved by the Landscape Achitect/Owners Representative. Perennial, ground cover and annual flower beds shall be mulched with 2" of finely ground compost.

8. Pre-emergent Herbicide All shrub beds, individual tree rings and ground cover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

9. Sodding Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Sod is to be laid within 8 hours of the delivery time to the site. Watering shall continue until all sod areas are thoroughly knit to the ground.

10. Seeding All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

A. Topsoil Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.

B. Seed Mixture and Application Rate

Kentucky Bluegrass (4 varieties)	60%
Perennial Ryegrass	20%
Redtop or Creeping Red Fescue	20%

Apply at the rate of 5.5 lbs. per 1,000 sq. ft.

C. Fertilization The contractor shall acquire site specific soil analysis from a reputable firm, amend soil, and fertilize all area per the findings of the analysis. The contractor shall supply the Landscape Architect with all findings, analysis, and recommendations. Apply fertilizers and conditioners at the rate specified per soil test findings. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis. All plant material watering will be the responsibility of the contractor until acceptance by the owner and the Landscape Architect/Owners Representative.

E. Establishment Turf may be established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. A uniform stand is defined as areas where the grass is growing thickly without bare spots larger than 12" x 12". The Contractor shall submit with his bid a description of the methods and procedures he/she intends to use.

11. Preliminary Acceptance All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

12. Final Acceptance Final acceptance will be granted by the Landscape Architect/Owners Representative upon receipt of written request by the contractor, combined with an acceptable final review of the installation by the Landscape Architect/Owners Representative. All plant material (excluding annual flowers), shall be guaranteed for two years after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner, and the Landscape Architect/Owners Representative. All plants that are not vigorous, healthy and in good condition shall be replaced by the Landscape Contractor at no additional expense to the Owner. These replacement plants shall meet all specified qualities of the original plant materials and carry the same guarantee from the time of replacement.

13. Site Cleanup The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his/her activities at no additional expense to the owner and for the daily removal of all trash and debris from the work area to the satisfaction of the Landscape Architect/Owners Representative.

DATE	REVISIONS	DRAWN BY
1–8–16	REVISED PER VILLAGE COMMENTS	JBD
11–20–15	REVISED PER VILLAGE COMMENTS	JBD

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KZF DEVELOPMENT

LINCOLNSHIRE, ILLINOIS

TYPICAL FOUNDATION LANDSCAPE PLAN

PROJ. MGR.: WJH
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 9–11–15
SCALE: 1"=10'

SHEET
6 of 6
KZFLNIL01

January 8, 2016 – 12:20 Dwg Name: P:\Kzflnil01\dwg\Landplan\Preliminary\01–08–16 Plan Set\Prelim Landscape Plan.dwg Updated By: bdethloff

Roadway Cross Section - West Elevation

Scale: 1" = 12'-0"

Roadway Cross Section - East Elevation

Scale: 1" = 12'-0"

GRAPHIC SCALE

12 0 6 12 24 48

(IN FEET)
SCALE: 1"=12'

N

DATE	REVISIONS	DRAWN BY

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KZF DEVELOPMENT

LINCOLNSHIRE, ILLINOIS

ROADWAY CROSS SECTION

PROJ. MGR.: WJH
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 1-8-16
SCALE: 1"=12'

SHEET
1 of 3
KZFLNIL01

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2-Unit Foundation Landscape Plantings - Front Elevation

4-Unit Foundation Landscape Plantings - Front Elevation

DATE	REVISIONS	DRAWN BY

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KZF DEVELOPMENT

LINCOLNSHIRE, ILLINOIS

FOUNDATION LANDSCAPE PLANTINGS AT INSTALLATION - FRONT ELEVATION

PROJ. MGR.: WJH
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 1-8-16
SCALE: 1"=10'

SHEET
2 of 3
KZFLNIL01

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2-Unit Foundation Landscape Plantings - Front Elevation

4-Unit Foundation Landscape Plantings - Front Elevation

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KZF DEVELOPMENT

LINCOLNSHIRE, ILLINOIS

FOUNDATION LANDSCAPE PLANTINGS 5 YEAR GROWTH - FRONT ELEVATION

PROJ. MGR.: WJH
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 1-8-16
SCALE: 1"=10'

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