



AGENDA
COMMITTEE OF THE WHOLE MEETING
Village Hall – Board Room
Monday, March 14, 2016
Immediately following Regular Village Board Meeting

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

The Committee of the Whole will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Trustees to do so. Citizens wishing to address the Board on agenda items may speak when the agenda item is open, prior to Board discussion.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Acceptance of the February 22, 2016 Committee of the Whole Meeting Minutes

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

- 3.11 **Public Hearing** regarding a Major Amendment to Special Use Ordinance No. 05-1954-18 for revisions to an existing Area of Special Sign Control to permit new multi-tenant ground signs for Lincolnshire Commons Retail Center, 900-970 Milwaukee Avenue and 225 Aptakisic Road (CFNX Linshire, LLC)

- 3.12 Consideration of an Architectural Review Board Recommendation of design plans for new multi-tenant ground signs for Lincolnshire Commons Retail Center, 900-970 Milwaukee Avenue and 225 Aptakisic Road (CFNX Linshire, LLC)

- 3.13 Continued consideration of a Rezoning request for a 15 acre lot from R1 Single-Family Residence District to R2A Single-Family Residence District, to permit the development of a 15-lot environmentally sensitive large lot subdivision -1700 Riverwoods Road (Arthur J. Greene Construction Company)

3.2 Finance and Administration

- 3.21 Consideration of an Ordinance Authorizing the Disposal of Surplus Property (Village of Lincolnshire)

- 3.22 Consideration of a Report Regarding Enterprise Software - AccessMyGov Online Interface and Deployment Options (Village of Lincolnshire)

3.3 Public Works

- 3.31 Consideration of Purchase of a Trailer Mounted Sewer Flusher with Camera System (Unit #502) Under the National Joint Powers Alliance Contract Number (022014-SCA) Awarded to Sewer Company of America, Dixon, Illinois in an Amount not to Exceed \$144,796.23 (Village of Lincolnshire)

3.4 Public Safety

3.5 Parks and Recreation

3.6 Judiciary and Personnel

3.61 Consideration and Discussion of Issuance of Class “E”, “B”, “C” “H” (2), “I” (2), and “J” Liquor Licenses for RFMBG Lincolnshire, LLC, D.B.A. Marriott Lincolnshire Resort (Village of Lincolnshire)

4.0 **UNFINISHED BUSINESS**

5.0 **NEW BUSINESS**

6.0 **EXECUTIVE SESSION**

7.0 **ADJOURNMENT**



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, February 22, 2016**

Present:

Mayor Brandt	Trustee Feldman
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Chief of Police Kinsey	Finance Director/Treasurer Peterson
Public Works Director Woodbury	Community & Economic Development
Assistant Public Works Director/Village Engineer Dittrich	Director McNellis

ROLL CALL

Mayor Brandt called the meeting to order at 7:42 p.m. and Village Manager Burke called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the February 8, 2016 Committee of the Whole Minutes

The minutes of the February, 2016 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.31 Consideration and Discussion of Award of Bid to Nettle Creek Nursery, Inc., Morris, Illinois in the Amount of \$223,450 for ITEP Stage 1–Rt. 22 Median Landscaping (Village of Lincolnshire)

Public Works Director Woodbury provided a summary and background of an award of bid to Nettle Creek Nursery, Inc. in the amount of \$223,450 for ITEP Stage 1 – Route 22 median landscaping. Public Works Director Woodbury noted this grant is a matching grant administered by the Illinois Department of Transportation (IDOT). The entire amount would be paid by the Village upfront and IDOT would reimburse the Village a portion after the work has been completed.

Trustee Hancock asked if there was any idea of the time frame regarding reimbursement from IDOT. Assistant Public Works Director/Village Engineer Dittrich stated once the Village pays the contractor, a request for reimbursement will be sent to IDOT. Assistant Public Works Director/Village Engineer Dittrich noted in working with IDOT in the past, he has not seen any delay in the turnaround of reimbursement; typical time-frame would be 60 – 90 days.

Village Attorney Simon asked if it was a Federal Grant and stated if it is a Federal Grant, the state has passed appropriations for past refunds. Village Manager Burke confirmed it is a Federal Grant but the state is the conduit for administering the grant.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.32 Consideration and Discussion of Award of Bid to All American Exterior Solutions, Lake Zurich, Illinois in the Amount of \$529,000 for Replacement of Village Hall Roof

Public Works Director Woodbury provided a summary and background of a request to award of bid to All American Exterior Solutions in the amount of \$529,000 for the replacement of the Village Hall roof.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.33 Consideration and Discussion of Conceptual Park Amenities for Proposed Pocket Park within the Lincolnshire Downtown (Village of Lincolnshire)

Village Manager Burke noted staff contemplated constructing the improvements when the construction on the remaining lots in the downtown area took place, but since the formal petition for any potential tenants in the downtown has not come forward, part of the discussions during the 2016 budget was to move forward with the pocket park as originally planned.

Assistant Public Works Director/Village Engineer Dittrich presented the conceptual park amenities for the proposed pocket park within the Lincolnshire downtown previously presented to the Park Board.

Trustee Hancock stated his opinion was that due to the location and how much use this would get, this was not something the Village has to spend money on at this time. Trustee Hancock stated he would be more interested in waiting to see if the development takes place.

Trustee Leider asked for some background due to his newness on the Board. Village Manager Burke provided background related to the pocket park noting money for the project is budgeted from Park Development Funds. Mayor Brandt provided additional background and the desire of the condominium residents in the area for the park. Village Manager Burke noted the pocket park was accounted for in park development fund in the budget, which are funds derived from impact fees dedicated to this type of improvement.

Village Manager Burke stated the report presented would be the documents used to prepare bids for the project, and once the

construction of the park was bid, the project would come back before the Board for approval to formally move forward with construction.

There was a consensus of the Board for staff to move forward with the bid process.

3.2 Finance and Administration

3.3 Public Works

3.4 Public Safety

3.5 Parks and Recreation

3.6 Judiciary and Personnel

3.61 Consideration and Discussion of Proposed Amendments to Village of Lincolnshire Village Code Pertaining to Automatic Amusement Device Licensing (Village of Lincolnshire)

Chief of Police Kinsey provided a summary of the proposed amendments to Village Code pertaining to automatic amusement device licensing to add taverns to the list of permissible premises; not limit the number of devices a tavern may license; and eliminate the \$1,000 supplier's license fee, substituting a \$250 license fee for an applicant and raising the fee for individual device decals to \$75.

Trustee McDonough noted the proposed change is related to Emporium and suggested changing the Emporium from tavern to restaurant in order to avoid changing the code. Chief of Police Kinsey noted when Emporium came before the Board initially; they did not want to be required to serve food. Village Attorney Simon stated a restaurant is limited to eight machines, and Emporium has more than eight devices on site. A conversation regarding Emporium's original request as a tavern ensued.

Trustee Hancock asked why the fee change is being proposed. Chief of Police Kinsey stated the current code is written more towards a supplier's license and paying an additional fee per decal for each device. This approach largely only applies to Regal Cinema. However, the new Emporium site retains ownership of their amusement devices. Trustee Hancock asked why the fee per unit was increased. Chief of Police Kinsey stated the fees were increased to be more in line with surrounding communities. The proposed fees were briefly discussed.

Trustee McDonough noted concern video gaming would be allowed. Village Attorney Simon noted the Village has discussed this matter previously and taken action to specifically prohibit video gaming.

Trustee Hancock asked if there are additional costs related to Police

staff regarding current devices. Chief of Police Kinsey noted the Police Department receives an inventory and location of the games and visits the site to attach the decals directly on each machine from the inventory. Trustee Hancock asked if the Police are going in periodically to see if the machines are working properly. Chief of Police Kinsey stated staff is not currently checking to see if the machines are working properly but could if this is the request of the Board.

Trustee Leider stated he is in approval of the proposed changes and if the desire is to pro-rate the fee this could be an option. Trustee Hancock stated he welcomes the new business and would not like to add the additional fee currently. Village Manager Burke suggested discussing the fees during the next budget year. After a brief discussion of the fee structure and the elimination of the supplier license requirement, there was a consensus to approve the proposed changes as is.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

4.0 UNFINISHED BUSINESS

4.1 Branding

Trustee McDonough asked if branding was still ongoing. Mayor Brandt noted Erin Rice would be presenting to the Board in the near future.

5.0 NEW BUSINESS

6.0 EXECUTIVE SESSION

Trustee McDonough moved and Trustee Grujanac seconded the motion to go into Executive Session for the purpose of discussing Pending or Imminent Litigation. The roll call vote was as follows: AYES: Trustees Leider, McDonough, Servi, Hancock, and Grujanac. NAYS: None. ABSENT: Trustee Feldman. ABSTAIN: None. The Mayor declared the motion carried and the Board went into Executive Session at 8:15 p.m. and came out of Executive Session at 8:26 p.m.

7.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Hancock seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 8:27 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Bradly J. Burke
Deputy Village Clerk

**REQUEST FOR BOARD ACTION
Committee of the Whole
March 14, 2016**

Subject:	Lincolnshire Commons PUD - Ground Signage (900-970 Milwaukee Ave & 225 Aptakisic Rd)
Action Requested:	3.11 Public Hearing regarding a Major Amendment to Special Use Ordinance No. 05-1954-18 for revisions to an existing Area of Special Sign Control to permit new multi-tenant ground signs. 3.12 Consideration of an Architectural Review Board recommendation of design plans for new multi-tenant ground signs.
Petitioner:	CFNX Linshire, LLC
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community and Economic Development
Referred To:	Architectural Review Board & Village Board

Background:

- Lincolnshire Commons is a shopping center located on 18.5 acres at the northwest corner of Milwaukee Avenue and Aptakisic Road. The center is governed by an existing Planned Unit Development (PUD) (Ordinance No. 05-1954-18).
- The Center is currently owned and managed by CFNX Linshire, LLC, a subsidiary of Next Realty, LLC.
- The PUD includes an Area of Special Sign Control, approved in 2005, which governs wall and ground signage throughout the site. The current ground signage consists of three signs identifying the name of the Center, with no tenant panels (see attached photos).

Project Summary:

- The Petitioner proposes to amend the Lincolnshire Commons PUD Area of Special Sign Control to build three (3) new identification ground signs. The proposed signs are to be in the same location as the existing signs and are to be taller and incorporate individual tenant panels. Sign dimensions for the proposed and existing Lincolnshire Commons ground signs are shown below:

Sign Type	Existing	Proposed
Sign A (Milwaukee Ave)	11'2" tall x 16' wide	21'10" tall x 17' wide
Sign B1 (Milwaukee Ave)	6'5" tall x 20' wide	15' 10" tall x 17' wide
Sign B2 (Aptakisic Rd)	6'5" tall x 20' wide	15' 10" tall x 17' wide

- Attached renderings depict monument style ground signs of a uniform design consisting of a stone veneer base, aluminum sign area and aluminum cap, complying with code requirements. The sign design is consistent with adjacent building elevations (see attached renderings and photographs).
- A "Lincolnshire Commons" name panel is depicted along with eight (8) tenant panels per side on the main sign (Sign A) and six (6) panels per side on the two smaller signs (Signs B1 and B2). The proposed Tenant Signage Criteria permits tenants to display their brand colors, logos and taglines/catch phrases if part of an established brand identity.

- Height and area of the proposed signs is consistent with existing multi-tenant ground signs at Village Green and CityPark (see attached sign comparison exhibit).
- The proposed design does not meet code-permitted maximum sign area (75 square feet per sign), sign height (7.5'), sign width (10'), number of tenant panels (4), and items of information (4). This is to be addressed as an exception at Monday night's PUD Public Hearing. Code exceptions are common in Areas of Special Sign Control.
- Tenant panels will be a uniform color to match the exterior on existing Lincolnshire Commons buildings. Lettering and logos will be cut into panels to create an "etched" appearance, compliant with code. Proposed internal and backlit illumination for the center name and tenant panels is consistent with code requirements and existing signs in the Center.
- **Note: The Petitioner's presentation packet to the ARB incorrectly depicted nighttime illumination for all tenant panels on the three signs in a white shade only (no tenant panel illumination was to be in color, regardless of daytime sign panel colors). Staff noted this in the ARB memo. The Petitioner has since corrected the renderings depicting tenant names/logos in their daytime colors when illuminated (see attached revised night time rendering). The Petitioner further stated the white illumination color is not feasible to achieve with the current illumination design. The current type of illumination conforms with Village Code and is utilized at City Park currently. The Village Attorney confirms this new information is admissible at the Public Hearing. The Village Board may consider this illumination color change as part of the approval or refer it back to the ARB for further consideration.**

The Petitioner provided responses to PUD amendment standards. The Village Board must find all standards are met in order to recommend approval. The Draft ordinance amending the Lincolnshire Commons PUD Area of Special Sign Control is attached.

ARB Recommendations:

On February 16, 2016, the Architectural Review Board unanimously recommended approval of the proposed ground signs, subject to the following:

1. Provide a second design option showing a reduced width of the two proposed sign vertical columns by 6" each.

Two sign options are presented regarding the column width of the three signs. Option 1 depicts 24" wide columns per the ARB recommendation. Option 2 shows 30" wide columns (originally presented to the Village Board at preliminary evaluation). The Petitioner prefers the narrower, 24" wide columns, providing larger sign panels affording more room to display tenant name/logo (the column width reduction would result in a panel size increase of 0.35 square feet for Sign A and 0.49 square feet for Signs B1 and B2).

2. Provide optional illumination (uplighting) for the sign "topper" (i.e., horizontal element on top of the sign), as depicted in the presentation packet, while maintaining a thin depth of the "topper".

The attached plans depict two options for the sign topper (see attached night view renderings), one illuminated and one not. The illuminated option was recommended by

the ARB. The Petitioner supports the illuminated option, consistent with illuminated tower-like ends of the building home to Joseph A. Bank and DSW.

3. Revise Tenant Signage Criteria to clarify the color of the tenant panels is to be Parax "Moonstone", as noted in the material/color sample board presented at the February 16, 2016 ARB meeting.

The attached Tenant Signage criteria reflect tenant color specifications.

4. Add an additional evergreen bush, such as Boxwood, and an additional groundcover, such as Wintercreeper, to the base of all three ground signs. Relocate the proposed ornamental grasses from the base of the three ground signs so the grasses do not block sign faces.

The attached landscape plans are revised to incorporate additional evergreen bushes and groundcovers, as shown in the attached landscape plans.

5. The final location for the three ground signs is to be approved by the Village Engineer at sign permit issuance.

The Village Engineer's review notes field verification is required to ensure no utility conflicts exist within the proposed sign footprints. This is a standard requirement for any ground signs in the Village. The Petitioner incorporated a note on the Site Plan stating the selected sign contractor will work with a utility locating service prior to any work.

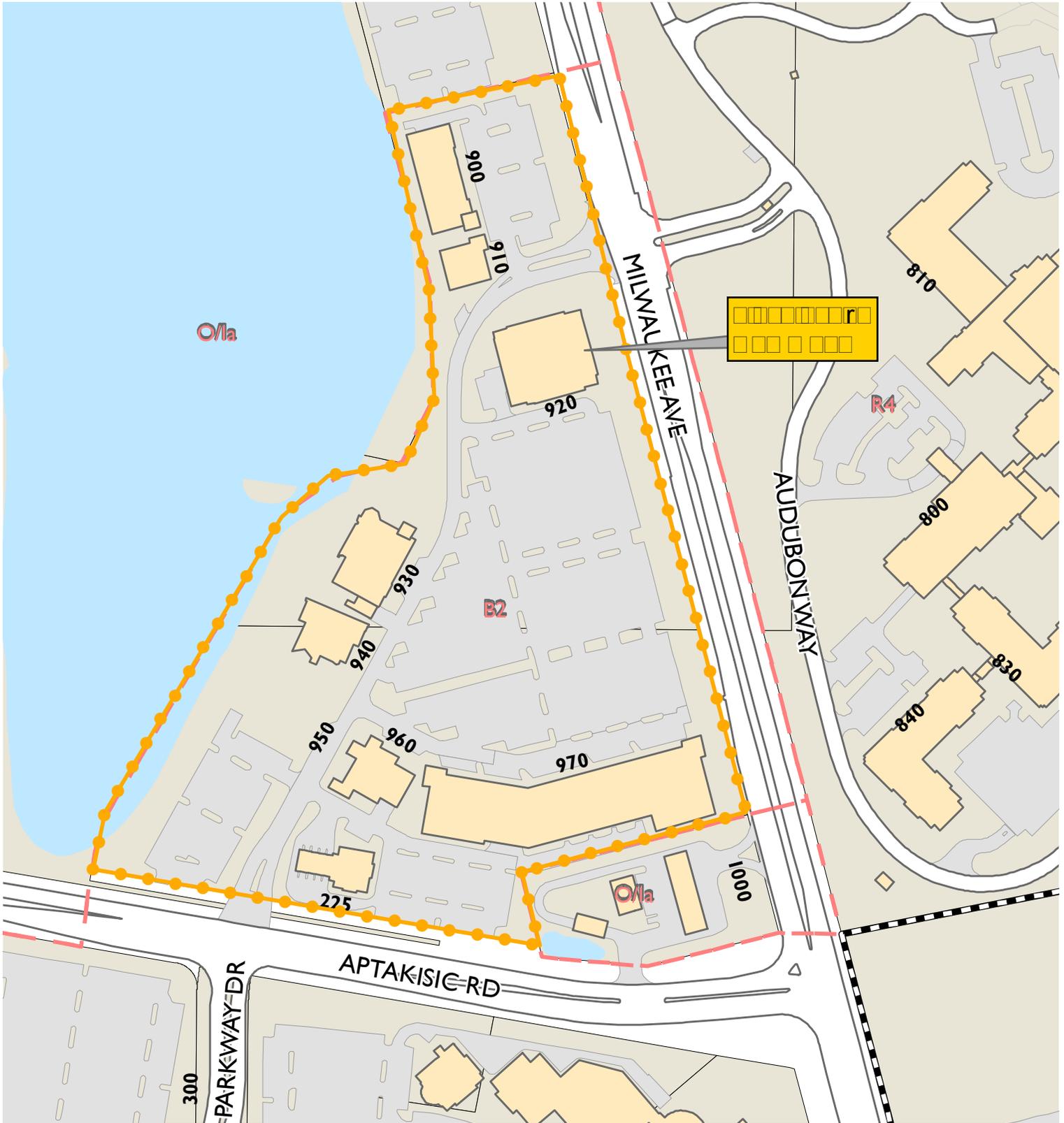
Request:

Public Hearing and Consideration of a Major Amendment to the Area of Special Sign Control and sign design plans for proposed multi-tenant monument signs, with placement on the April 4, 2016 Consent Agenda for approval.

Reports and Documents Attached:

- Location Map, prepared by staff.
- Cover letter, prepared by Attorney Steve Bauer, dated March 7, 2016.
- Presentation Packet, prepared by Portico Partners and Parvin-Clauss Sign Company, dated March 4, 2016.
- Photographs of existing ground signs and building elevations at Lincolnshire Commons, prepared by staff.
- Lincolnshire Commons, CityPark and Village Green sign comparison exhibit, prepared by staff.
- Special Use amendment ordinance, prepared by the Village Attorney.
- Memorandum to the February 16, 2016 Architectural Review Board.
- Unapproved Minutes of the February 16, 2016 Architectural Review Board.

Meeting History	
Preliminary Evaluation (COW):	January 25, 2016
ARB Review:	February 16, 2016
Public Hearing & Consideration (COW):	March 14, 2016



-  Village Boundary
-  Zoning Districts
-  Subject Location
-  Building
-  Parcel



MELTZER, PURTILL & STELLE LLC



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VIA E-MAIL

March 7, 2016

Mayor Elizabeth Brandt and
Members of the Board of Trustees
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: Lincolnshire Commons

Dear Mayor Brandt and Village Trustees:

On behalf of CFNX Linshire, LLC (“CFNX”), as the owner of the Lincolnshire Commons retail center (“Center”), and in furtherance of its proposal presented at the January 25, 2016 Committee of the Whole meeting and the February 16, 2016 Architectural Review Board (“ARB”) meeting, we are pleased to present this request for a major planned unit development amendment to allow replacement of the Center’s three existing, non-descript monument signs with dynamic, new monument signage of equal quantity, but vastly improved quality and function. More specifically, CFNX seeks to amend Ordinance 05-1954-18, as previously amended by Ordinance 06-2043-35 and Ordinance 15-3361-88, to allow the construction of new monument signage at the Center in substitution for existing monument signage for the purpose of providing improved synergy between the Center’s building improvements, tenants and signage improvements.

As previously presented to both the Committee of the Whole and the ARB, CFNX proposes to (i) replace the Center’s existing 11’ tall by 16’ wide primary ground monument sign along Milwaukee Avenue with an architecturally enhanced 22’ tall by 17’ wide multi-tenant ground monument sign containing eight tenant panels per side, (ii) replace the Center’s existing 6.5’ tall by 20’ wide secondary ground monument sign along Milwaukee Avenue with an architecturally enhanced 16’ tall by 17’ wide multi-tenant ground monument sign containing six tenant panels per side and (iii) replace the Center’s existing 6.5’ tall by 20’ wide secondary ground monument sign along Aptakisic Road with an architecturally enhanced 16’ tall by 17’ wide multi-tenant ground monument sign containing six tenant panels per side. The three proposed signs were carefully designed to provide continuity and consistency.

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As the ARB recognized in its unanimous recommendation of approval, the proposed signage will serve to both provide (i) an aesthetic enhancement in the form of improved architectural style and building materials that are in keeping with the Center's established architectural focal elements and cadence of building materials and (ii) improve the Center's tenant visibility by, and ability to communicate with, traveling motorists through the use of tenant identification panels measuring 15.35 square feet each on the proposed primary monument sign and approximately 12.19 square feet each on the two proposed secondary monument signs.¹ Yet, the dimensions of the proposed signage overall and on an individual tenant panel basis is in many respects less than the dimensions of the multi-tenant monument signage at City Park, as the Center's nearest multi-tenant commercial retail neighbor.

CFNX is committed to bringing enhanced vibrancy to the Center in the interest of best ensuring existing tenant success and increased overall tenant occupancy. The proposed signage represents in excess of \$150,000 of CFNX's planned reinvestment in the Center as a supplement to the more than \$250,000 it has already expended for landscape and hardscape restoration improvements to the Center since acquiring the property approximately 1.5 years ago. In constructing the proposed signage, CFNX seeks to both augment the Center's architectural appeal and mitigate the marketing impact of the Center's irregular, nonparallel orientation and extreme setback from Milwaukee Avenue and Aptakisic Road.²

In accordance with the ARB's request, CFNX modified its proposed signage improvements by:

- reducing the column width of all three signs from 2'-6" to 2'-0" for the purpose of providing a more spacious tenant sign panel copy area width in conjunction with a 3" clear area around the perimeter of each tenant panel;
- providing for the installation of LED uplighting between the top of the sign cabinet and the sign topper as a means of accented illumination to mimic that which currently exists at the top of the DSW and Jos. A. Bank building towers;
- revising the Tenant Panel Signage Criteria to require all tenant identification panels to maintain a background color of Parax "Moonshine" to match the center's primary building color;

¹ Tenant panels on the proposed primary monument sign are 0.35 square feet larger than previously proposed. Tenant panels on the proposed secondary monument signs are 0.49 square feet larger than previously proposed. Both increases in tenant panel size are the result of a reduction in the width of the sign columns by 6" in accordance with the ARB's recommendation.

² For example, Kona Grill is, at its nearest point, set back approximately 530 feet away from Milwaukee Avenue and approximately 430 feet away from Aptakisic Road.

*Mayor Elizabeth Brandt and
Members of the Village Board
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- adding an additional bush (i.e., an Taunton Anglojap Yew) to the landscape plantings at the base of each proposed sign;³
- adding an additional ground cover (i.e., Fire Alarm Coral Bells) to the landscape plantings at the base of each proposed sign;⁴
- eliminating certain previously proposed prairie grasses and relocating others from their previously proposed locations at the base of the proposed signage to avoid the possibility for their obstruction of the tenant identification panels; and
- adding annual flowers to the mix of landscape plantings at the base of the proposed signage to provide additional color interest.

We believe that the proposed new monument signage and associated landscaping is certain to serve both a functional and aesthetic enhancement to Lincolnshire Commons. Accordingly, and on behalf of CFNX, we respectfully request the Village's consideration and approval of a major amendment to the planned unit development plan for Lincolnshire Commons to allow removal and replacement of the center's existing monument signage with associated landscape modifications to the planting areas at the base of such signage. Attached hereto for your review and consideration in fully evaluating this proposal are plans and renderings depicting the proposed new monument signage along with proposed Tenant Panel Signage Criteria to govern all aspects of the associated multi-tenant sign panels.

We look forward to presenting this project proposal to you in greater detail at the March 14th meeting of the Committee of the Whole, and we thank you in advance for your consideration of this matter.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Steven C. Bauer

Attachments

³ CFNX's landscape architect recommends use of Taunton Anglojap Yews at these locations in lieu of Boxwoods for improved heartiness and consistency with existing plantings at the Center.

⁴ CFNX's landscape architect recommends use of Fire Alarm Coral Bells groundcover at these locations in lieu of Wintercreeper for improved color, relative ease of growth and use of a less aggressive groundcover that does not have the ability to "choke out" surrounding native species.

**Responses to Standards of Review for a
Major Amendment to Planned Unit Development
(Lincolnshire Commons)**

The Applicant, CFNX Linshire, LLC, provides the following responses to the standards of review for a planned unit development as they relate to the proposed major amendment to Ordinance No. 05-1954-18, as previously amended by Ordinance No. 06-2043-35 and 15-3361-88 (collectively, the “PUD Ordinance”), to allow the following at the Lincolnshire Commons retail center (“Center”):

1. Replacement of the Center’s existing 11’ tall by 16’ wide primary ground monument sign along Milwaukee Avenue with an architecturally enhanced 22’ tall by 17’ wide multi-tenant ground monument sign containing eight tenant panels per side;
2. Replacement of the Center’s existing 6.5’ tall by 20’ wide secondary ground monument sign along Milwaukee Avenue with an architecturally enhanced 16’ tall by 17’ wide multi-tenant ground monument sign containing six tenant panels per side; and
3. Replacement of the Center’s existing 6.5’ tall by 20’ wide secondary ground monument sign along Aptakisic Road with an architecturally enhanced 16’ tall by 17’ wide multi-tenant ground monument sign containing six tenant panels per side.

Standards of Review

1. The proposed plan is consistent with the stated purpose of the planned unit development regulations.

The proposed major amendment is consistent with the Village zoning code’s stated purpose and intent in that the amendment will not materially alter the physical components of the Center as a planned unit development. The proposed physical modifications to the Center are limited only to monument ground signage, which constitute a very minimal component of the physical improvements at the Center, and will be constructed at the same location as existing monument ground signage, but with a lesser overall footprint in some aspects when comparing the dimensions of the existing signage cap to the dimensions of the proposed signage cap for all three proposed signs. The proposed major amendment will both provide (i) an aesthetic enhancement to the Center in the form of improved architectural style and building materials that are in keeping with the Center’s established architectural focal elements and cadence of building materials and (ii) improve the Center’s tenant visibility by, and ability to communicate with, traveling motorists through the use of tenant identification panels. The proposed signage will in no way result in detriment to the public health, safety, comfort and general welfare.

2. ***The proposed plan meets the requirements and standards of the planned unit development regulations.***

As previously stated, the proposed major amendment to the planned unit development will not materially alter the physical improvements at the Center. Furthermore, the proposed amendment will have no impact upon existing operations at the Center. As a result, the approved design elements and general intent of the planned unit development, which the Village previously determined to meet the requirements and standards of the planned unit development regulations pursuant to the PUD Ordinance, will remain unchanged.

3. ***The proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimensions, area, bulk, use, required improvement, construction and design standards and the reasons why such departures are deemed to be in the public interest.***

The proposed major amendment to the planned unit development will not materially alter the physical improvements at the Center. As a result, any and all departures from the applicable regulations of the Village subdivision and zoning codes that were previously determined by the Village to be appropriate pursuant to the PUD Ordinance, will remain unchanged.

The proposed major amendment constitutes a departure from the PUD Ordinance and the regulations otherwise applicable to the Center by allowing a modification to the area of special sign control established for the Center pursuant to the PUD Ordinance. As previously stated, the proposed modification will both provide (i) an aesthetic enhancement to the Center in the form of improved architectural style and building materials that are in keeping with the Center's established architectural focal elements and cadence of building materials and (ii) improve the Center's tenant visibility by, and ability to communicate with, traveling motorists through the use of tenant identification panels.

4. ***The public benefit produced by the planned unit development outweighs the increased burden(s) on public services and infrastructure. Any specific beneficial actions, plans or programs agreed to in the planned unit development proposal which are clearly beyond the minimum requirements of the Zoning Code shall be specifically listed as evidence of justified bulk premiums and/or use exception.***

The proposed major amendment to the planned unit development will not create any greater burden on public services or infrastructure than that created by the existing planned unit development, which has been in operation for approximately eleven years. The proposed major amendment will not be detrimental to the approved planned unit development in any respect.

5. ***The physical design of the proposed plan makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and further the amenities of light and air, recreation and visual enjoyment.***

The physical design of the approved planned unit development plan will not be altered to any material extent by the proposed major amendment to the planned unit development. The physical modifications to the Center that are proposed in connection with the major amendment are limited only to monument ground signage, which constitute a very minimal component of the physical improvements at the Center, and will be constructed at the same location as existing monument ground signage, but with a lesser overall footprint in some aspects when comparing the dimensions of the existing signage cap to the dimensions of the proposed signage cap for all three proposed signs. The Architectural Review Board unanimously recommended approval of such modifications.

6. ***The beneficial relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.***

The beneficial relationship and compatibility of the approved planned unit development plan to adjacent properties and the neighborhood will not be altered to any material extent by the proposed major amendment to the planned unit development. As a result, the proposed major amendment is unlikely to have any measurable impact upon adjacent properties or the neighborhood. To the extent the proposed major amendment does impact adjacent properties and the neighborhood, the amendment is most likely to enhance the relationship and compatibility between them because the proposed signage is in keeping with the character of the multi-tenant monument signage established at City Park, as the Center's nearest multi-tenant commercial retail neighbor. Yet, the dimensions of the proposed signage overall and on an individual tenant panel basis are less than the dimensions of the multi-tenant monument signage at City Park.

7. ***The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.***

As previously stated, the proposed physical modifications to the Center are limited only to monument ground signage. This modification will both provide (i) an aesthetic enhancement to the Center in the form of improved architectural style and building materials that are in keeping with the Center's established architectural focal elements and cadence of building materials and (ii) improve the Center's tenant visibility by, and ability to communicate with, traveling motorists through the use of tenant identification panels. As a result, the proposed major amendment will improve the Village's physical environment and enhance its tax base and economic well-being through the result improved tenant patronage and associated sales tax generation.

8. *The conformity with the recommendations of the Official Comprehensive Plan, as amended, and all other official plans and planning policies of the Village.*

The proposed major amendment to planned unit development is in conformance with the Village's Comprehensive Plan Update 2012, which recognizes the important of promoting the Village's shopping, dining, entertainment and recreational amenities locally and regionally.

The Applicant hereby supplements the foregoing responses to the standards of review through incorporation, by this reference, of its March 7, 2016 letter of request under cover of Steven C. Bauer of Meltzer, Purtil & Stelle LLC, as the Applicant's attorney.

Lincolnshire Commons Signage Criteria for Monument Sign Tenant Panels

The signage criteria provided herein shall govern the design of all tenant sign panels to be installed on Monument Sign Types “A,” “B1,” and “B2” at the Lincolnshire Commons retail center (“Center”) in Lincolnshire, Illinois upon issuance of a valid permit therefor by the Village of Lincolnshire (“Village”). The Center’s Landlord and the Village shall collectively make all final and controlling determinations regarding any question or interpretation pertaining to these criteria.

Tenant Panel Type, Material and Color

All tenant panels shall be composed of .080-inch thick fabricated aluminum with a painted background color of Parax “Moonshine” and a suede finish to match the Center’s primary building color.

Tenant Panel Copy – Font, Style, Case and Color

All tenant panel copy shall be routed or laser cut and backed with cut vinyl applied to white acrylic to provide copy of such font, style, case and color for each tenant as is consistent with such tenant’s industry standard branding.

Quantity of Tenant Panels Per Tenant

A single tenant’s sign copy may be contained on more than one (1) tenant panel of any monument sign type.

Quantity of Tenants Per Tenant Panel

No more than one (1) tenant’s sign copy may be contained on each individual tenant panel.

Tenant Logos/Taglines

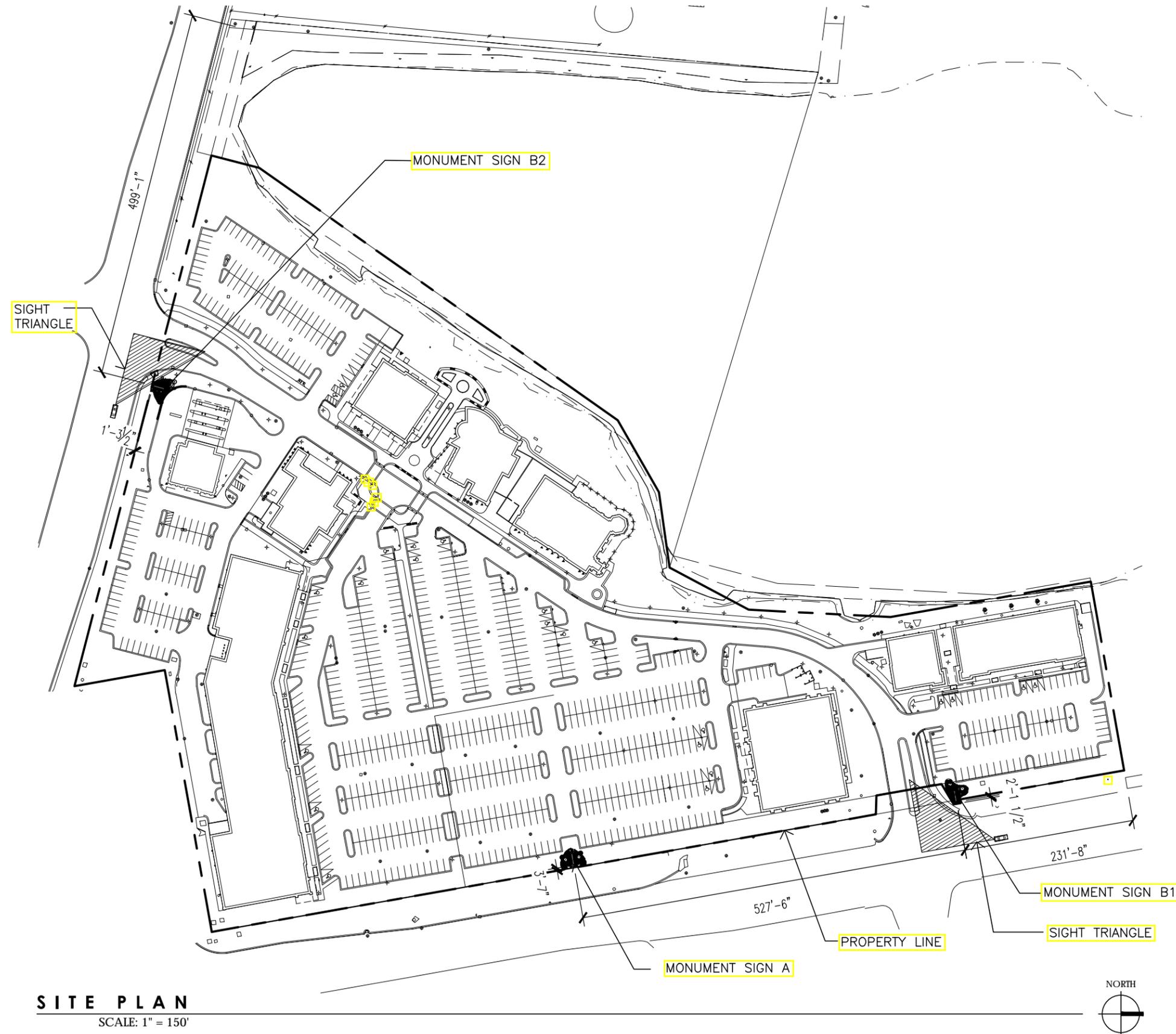
The use of tenant logos, taglines, catch phrases or product names shall not be permitted unless the same are a part of such tenant’s established industry standard branding.

Tenant Copy and Logo Placement

All tenant copy and logos shall be centered within the tenant panel that contains such copy and logo, and shall not encroach into the 3” clear area around the perimeter of such tenant panel.

Tenant Panel Copy Illumination

All tenant panel copy and logos shall be internally illuminated and backlit via fluorescent lamps with electronic ballasts.



SITE PLAN
SCALE: 1" = 150'

*ACTUAL DIMENSION OF EXISTING SIGN TO BE VERIFIED IN FIELD. NEW SIGN WILL BE LOCATED AT SAME DISTANCE FROM PROPERTY LINE.

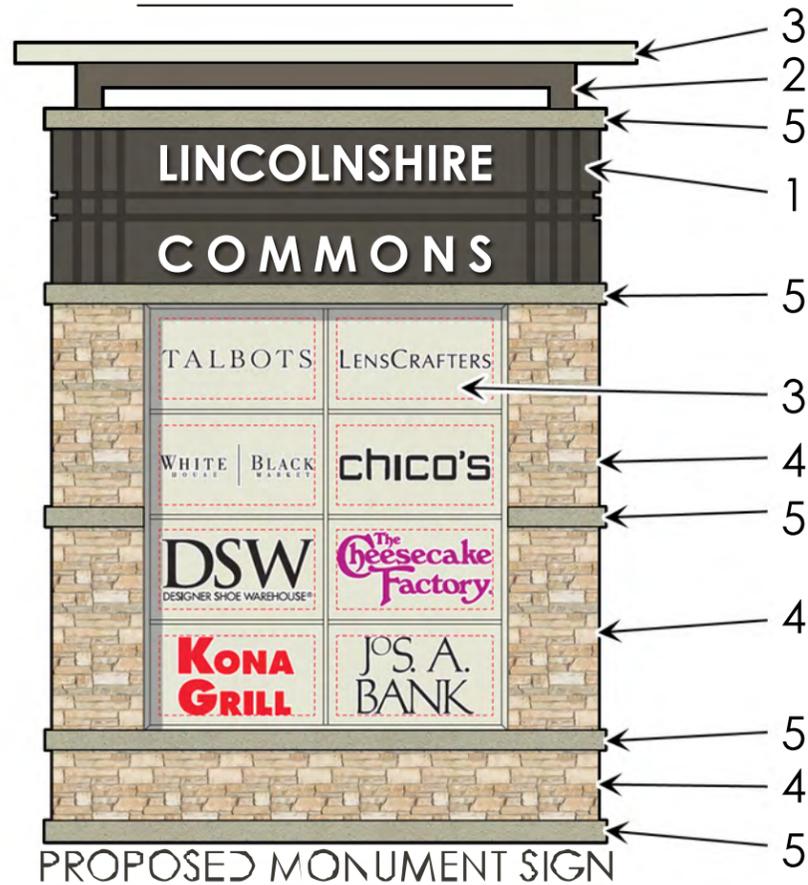
THE SELECTED SIGN CONTRACTOR SHALL USE J.U.L.I.E., OR APPROVED VILLAGE UTILITY LOCATING SERVICE PRIOR TO ANY WORK BEING DONE.

This presentation is intended to set forth only a preliminary view of the development. All renderings and drawings are proposed and are considered an artist's rendering for conceptual purposes only and are subject to change without notice.

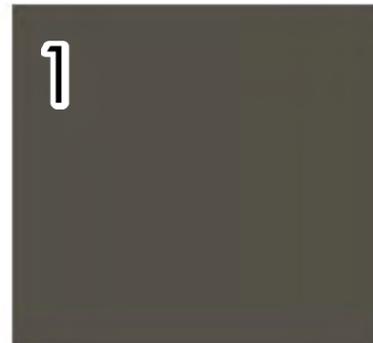
The dimensions, specifications, materials, and signs contained in these plans are proposed only and merely representative in nature, and may not meet the building codes and zoning ordinances of the local jurisdiction for this property.



REFERENCE PHOTO

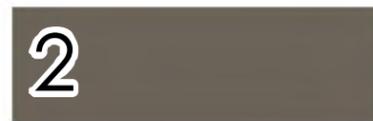


PROPOSED MONUMENT SIGN



1

METAL TOP CABINET TO MATCH MALL ACCENT COLORS - COLOR: SW7048 PAINT - "URBANE BRONZE"



2

ROOF SUPPORT TO MATCH MALL BRACKETS - COLOR: SW7047 PAINT - "PORPOISE"



3

TENANT PANELS AND TOP CAP TO MATCH MALL EIFS COLOR - PARAX "MOONSTONE"



4

STONE VENEER TO MATCH MALL STONE - BUECHEL RUSTIC STONE COLOR: "FOND DU LAC"



5

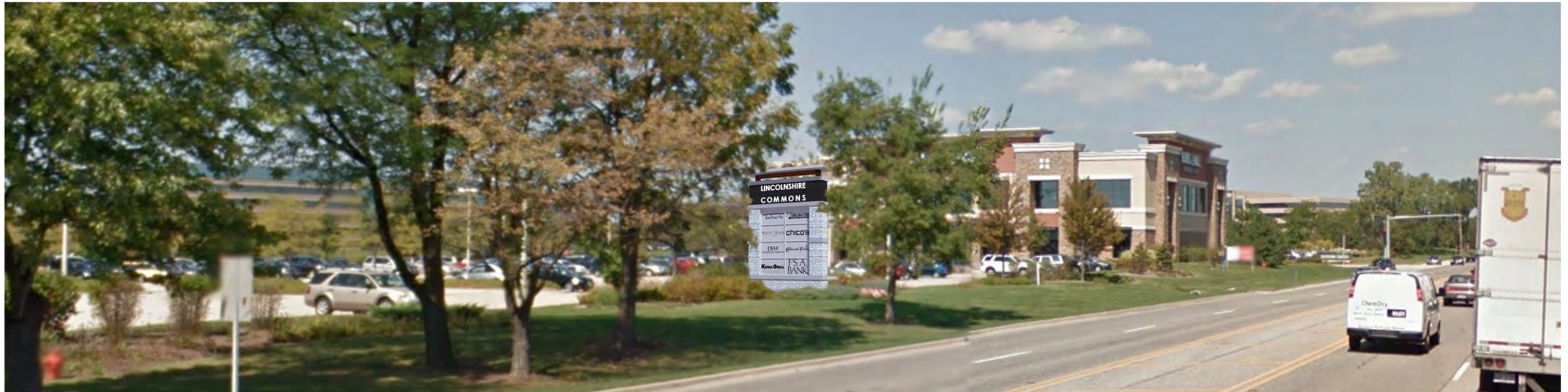
STONE BANDS TO MATCH MALL STONE - ACCUCAST CAST STONE COLOR: "BARK"

MATERIAL SPECIFICATIONS

LINCOLNSHIRE COMMONS - PROPOSED MATERIALS

LINCOLNSHIRE, IL

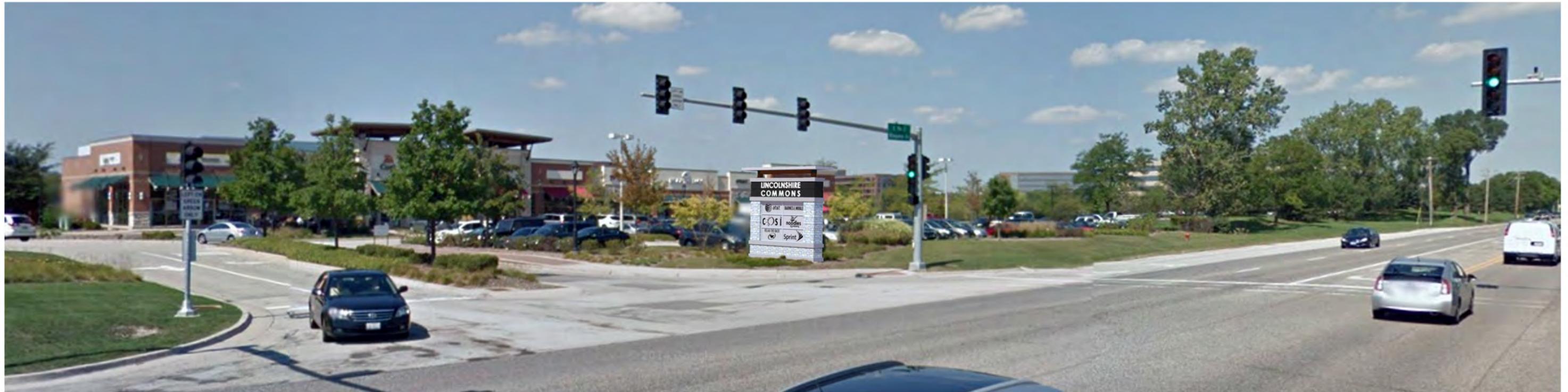
March 4, 2016 Committee of the Whole meeting



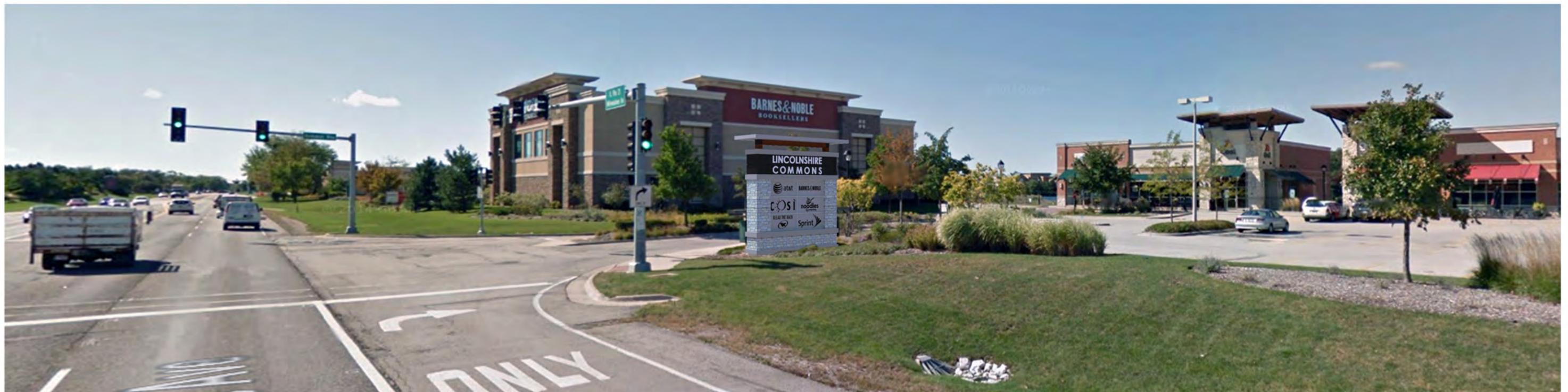
MONUMENT SIGN A - NORTH VIEW MILWAUKEE AVENUE



MONUMENT SIGN A- SOUTH VIEW MILWAUKEE AVENUE



MONUMENT SIGN B1 - NORTH VIEW MILWAUKEE AVENUE



MONUMENT SIGN B1 - SOUTH VIEW MILWAUKEE AVENUE



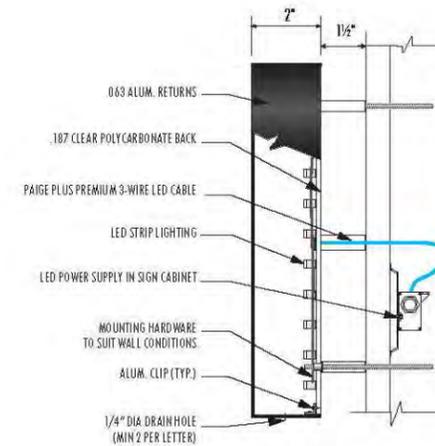
MONUMENT SIGN B2 - WEST VIEW APTAKISIC ROAD



MONUMENT SIGN B2 - EAST VIEW APTAKISIC ROAD

MONUMENT SIGN A (24" PIER OPTION)

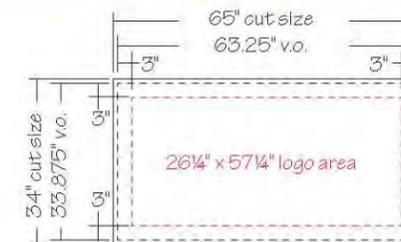
SIGN A - MILWAUKEE AVENUE



(1) 12'-0" x 11'-0" Double Face Illuminated Monument Sign (21'-10" x 17'-0" Overall)

- ① **Topper:** Fabricated Aluminum Painted to Match Mall Colors - Suede Finish - Color T.B.D.
- ② **Upper Cabinet:** Fabricated Aluminum / PVC Painted to Match Mall Color - Suede Finish - Color T.B.D.
- ③ **Center Name:** Fabricated Aluminum Back-lit Reverse Channel Letters Painted White - Satin Finish - Clear Lexan Backs & White LED Illumination
- ④ **Tenant Cabinet:** Fabricated Aluminum Painted to Match Mall Color - Suede Finish - Color T.B.D.
- ⑤ **Tenant Panels:** .080 Aluminum Painted to Match Mall Color - Suede Finish - Color T.B.D.
- ⑥ **Tenant Graphics:** Routed & Backed with White Acrylic - Cut Vinyl Tenant Logos Applied to Acrylic - Smaller Areas to be Laser Cut
- ⑦ **Illumination:** Fluorescent Lamps w/ Electronic Ballasts
- ⑧ **Columns, Bands & Base:** Fabricated Aluminum Painted to Match Mall Color - Suede Finish - Stone Veneer to Match Shopping Center
- ⑨ **Power:** Reuse Power at Site - T.B.D.
- ⑩ **Mounting:** (2) 8" x 8" x 1/4" Steel Tubes - (2) 2'-6" diameter x 7'-0" deep Concrete Foundations - 2.6 Cu. Yds. Concrete

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



Parvin-Clauss SIGN COMPANY

Design • Fabrication • Installation • Maintenance
 165 Tubeway Drive • Carol Stream • Illinois 60188
 Tel/630-510-2020 • Fax/630-510-2074
 e-mail/signs@parvinclauss.com
 www.parvinclauss.com

PROJECT:



Lincolnshire Commons
 900 Milwaukee Ave.
 Lincolnshire, IL

CUSTOMER APPROVAL:

DATE _____

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

3.31.15

SCALE

3/8" = 1'

SHEET NO.

1 of 4

WORK ORDER

73036

FILE NAME

next73036

REVISIONS:

- 1 4.02.15
- 2 4.07.15
- 3 4.10.15 - Layout
- 4 1.29.16 - new design
- 5 2.01.16 - add details
- 6 2.05.16
- 7 2.09.16 - add details
- 8 2.16.16 - adjust cabinet width

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



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ELEVATION / SECTION

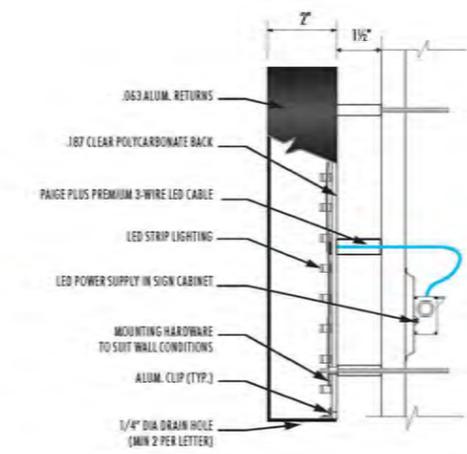
LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS

LINCOLNSHIRE, IL

March 4, 2016 Committee of the Whole meeting

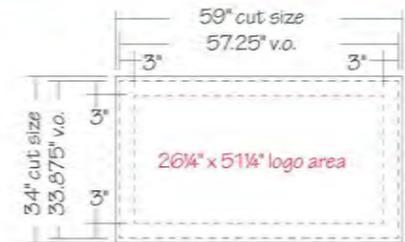
MONUMENT SIGN A (30" PIER OPTION)

SIGN A - MILWAUKEE AVENUE



- (1) 10'-0" x 12'-0" Double Face Illuminated Monument Sign (21'-10" x 17'-0" Overall)**
- Topper:** Fabricated Aluminum Painted to Match Mall Colors - Suede Finish - Color T.B.D.
 - Upper Cabinet:** Fabricated Aluminum / PVC Painted to Match Mall Color - Suede Finish - Color T.B.D.
 - Center Name:** Fabricated Aluminum Back-lit Reverse Channel Letters Painted White - Satin Finish - Clear Lexan Backs & White LED Illumination
 - Tenant Cabinet:** Fabricated Aluminum Painted to Match Mall Color - Suede Finish - Color T.B.D.
 - Tenant Panels:** .080 Aluminum Painted to Match Mall Color - Suede Finish - Color T.B.D.
 - Tenant Graphics:** Routed & Backed with White Acrylic - Cut Vinyl Tenant Logos Applied to Acrylic - Smaller Areas to be Laser Cut
 - Illumination:** Fluorescent Lamps w/ Electronic Ballasts
 - Columns, Bands & Base:** Fabricated Aluminum Painted to Match Mall Color - Suede Finish - Stone Veneer to Match Shopping Center
 - Power:** Reuse Power at Site - T.B.D.
 - Mounting:** (2) 8" x 8" x 1/4" Steel Tubes - (2) 2'-6" diameter x 7'-0" deep Concrete Foundations - 2.6 Cu. Yds. Concrete

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



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 e-mail/signs@parvinclauss.com
 www.parvinclauss.com

PROJECT:



Lincolnshire Commons
 900 Milwaukee Ave.
 Lincolnshire, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

3.31.15

SCALE

3/8" = 1'

SHEET NO.

1 of 4

WORK ORDER

73036

FILE NAME

next73036

REVISIONS:

- 4.02.15
- 4.07.15
- 4.10.15 - Layout
- 1.29.16 - new design
- 2.01.16 - add details
- 2.05.16
- 2.09.16 - add details
-

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ELEVATION / SECTION

LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS

LINCOLNSHIRE, IL

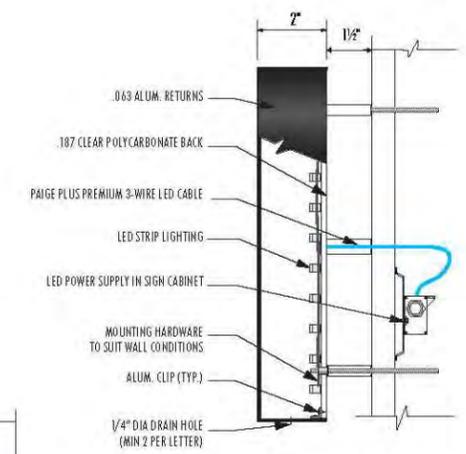
March 4, 2016 Committee of the Whole meeting



MONUMENT SIGN A OPTION 2 (30" PIER)

MONUMENT SIGN B1 (24" PIER OPTION)

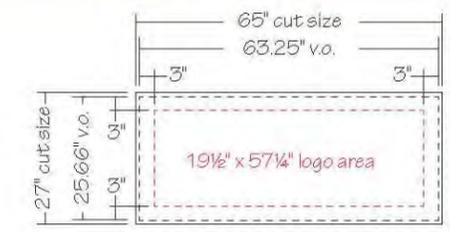
SIGN B1 - MILWAUKEE AVENUE



(1) 7'-0" x 11'-0" Double Face Illuminated Monument Sign (15'-10" x 17'-0" Overall)

- 1 **Topper:** Fabricated Aluminum Painted to Match Mall Colors - Suede Finish - Color T.B.D.
- 2 **Upper Cabinet:** Fabricated Aluminum / PVC Painted to Match Mall Color - Suede Finish
- 3 **Center Name:** Fabricated Aluminum Back-lit Reverse Channel Letters Painted White - Satin Finish - Clear Lexan Backs & White LED Illumination
- 4 **Tenant Cabinet:** Fabricated Aluminum Painted to Match Mall Color - Suede Finish - Color T.B.D.
- 5 **Tenant Faces:** .080 Aluminum Painted to Match Mall Color - Suede Finish
- 6 **Tenant Graphics:** Routed & Backed with White Acrylic Cut Vinyl Tenant Logos Applied to Acrylic - Smaller Areas to be Laser Cut
- 7 **Illumination:** Fluorescent Lamps w/ Electronic Ballasts
- 8 **Columns, Bands & Base:** Fabricated Aluminum Painted to Match Mall Color - Suede Finish - Color T.B.D. - Stone Veneer to Match Shopping Center
- 9 **Power:** Reuse Power at Site - T.B.D.
- 10 **Mounting:** (2) 8" x 8" x 1/4" Steel Tubes - (2) 2'-0" diameter x 6'-0" deep Concrete Foundations - .14 Cu. Yds. Concrete

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



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Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:
Next REALTY
Lincolnshire Commons
900 Milwaukee Ave.
Lincolnshire, IL

CUSTOMER APPROVAL:
DATE _____
AUTHORIZED SIGNATURE _____
REPRESENTATIVE Lisa Staszak
DRAWN BY Bill Marlow
DATE 3.31.15
SCALE 3/8" = 1'
SHEET NO. 2 of 4
WORK ORDER 73036
FILE NAME next73036

REVISIONS:

1	4.02.15
2	4.07.15
3	4.10.15 - Layout
4	1.29.16 - new design
5	2.01.16 - add details
6	2.05.16 - new tenants
7	2.09.16 - add details
8	2.16.16 - adjust cabinet width

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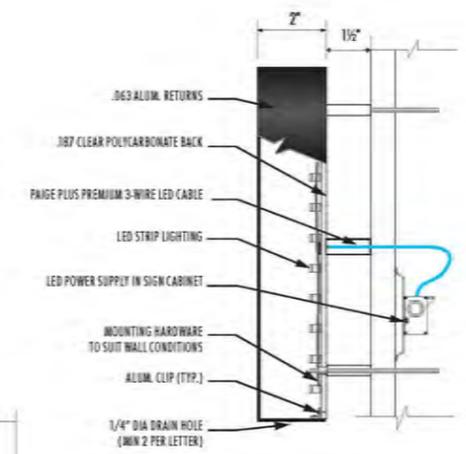


SECTION ELEVATION / SECTION
LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS
LINCOLNSHIRE, IL
March 4, 2016 Committee of the Whole meeting

MONUMENT SIGN B1
OPTION 1 (24" PIER)

MONUMENT SIGN B1 (30" PIER OPTION)

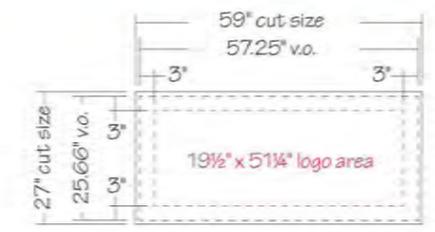
SIGN B1 - MILWAUKEE AVENUE



(1) 7'-0" x 10'-0" Double Face Illuminated Monument Sign (15'-10" x 17'-0" Overall)

- 1 **Topper:** Fabricated Aluminum Painted to Match Mall Colors - Suede Finish - Color T.B.D.
- 2 **Upper Cabinet:** Fabricated Aluminum / PVC Painted to Match Mall Color - Suede Finish
- 3 **Center Name:** Fabricated Aluminum Back-lit Reverse Channel Letters Painted White - Satin Finish - Clear Lexan Backs & White LED Illumination
- 4 **Tenant Cabinet:** Fabricated Aluminum Painted to Match Mall Color - Suede Finish - Color T.B.D.
- 5 **Tenant Faces:** .080 Aluminum Painted to Match Mall Color - Suede Finish
- 6 **Tenant Graphics:** Routed & Backed with White Acrylic Cut Vinyl Tenant Logos Applied to Acrylic - Smaller Areas to be Laser Cut
- 7 **Illumination:** Fluorescent Lamps w/ Electronic Ballasts
- 8 **Columns, Bands & Base:** Fabricated Aluminum Painted to Match Mall Color - Suede Finish - Color T.B.D. - Stone Veneer to Match Shopping Center
- 9 **Power:** Reuse Power at Site - T.B.D.
- 10 **Mounting:** (2) 8" x 8" x 1/4" Steel Tubes - (2) 2'-0" diameter x 6'-0" deep Concrete Foundations - .14 Cu. Yds. Concrete

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 e-mail/signs@parvinclauss.com
 www.parvinclauss.com

PROJECT:



Lincolnshire Commons
 900 Milwaukee Ave.
 Lincolnshire, IL

CUSTOMER APPROVAL:

DATE	
AUTHORIZED SIGNATURE	
REPRESENTATIVE	Lisa Staszak
DRAWN BY	Bill Marlow
DATE	3.31.15
SCALE	3/8" = 1'
SHEET NO.	2 of 4
WORK ORDER	73036
FILE NAME	next73036

REVISIONS:

1	4.02.15
2	4.07.15
3	4.10.15 - Layout
4	1.29.16 - new design
5	2.01.16 - add details
6	2.05.16 - new tenants
7	2.09.16 - add details
8	

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SECTION ELEVATION / SECTION

LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS

LINCOLNSHIRE, IL

March 4, 2016 Committee of the Whole meeting

MONUMENT SIGN B1
 OPTION 2 (30" PIER)

MONUMENT SIGN B2 (24" PIER OPTION)

SIGN B2 - APTAKISIK ROAD

Parvin-Clauss SIGN COMPANY

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Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



Lincolnshire Commons
900 Milwaukee Ave.
Lincolnshire, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

3.31.15

SCALE

3/8" = 1'

SHEET NO.

3 of 4

WORK ORDER

73036

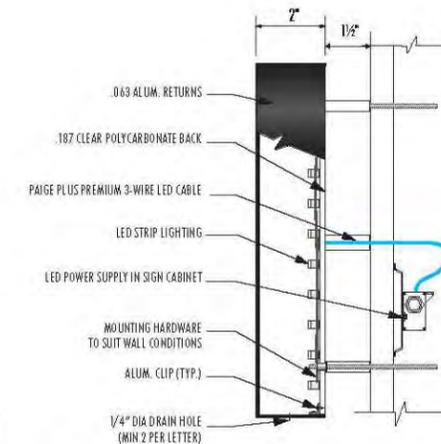
FILE NAME

next73036

REVISIONS:

1	4.02.15
2	4.07.15
3	4.10.15 - Layout
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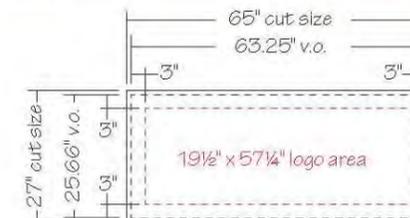
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(1) 7'-0" x 11'-0" Double Face Illuminated Monument Sign (15'-10" x 17'-0" Overall)

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ELEVATION / SECTION

LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS

LINCOLNSHIRE, IL

March 4, 2016 Committee of the Whole meeting



MONUMENT SIGN B2
OPTION 1 (24" PIER)

MONUMENT SIGN B2 (30" PIER OPTION)

SIGN B2 - APTAKISIK ROAD

Parvin-Clauss
SIGN COMPANY

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165 Tubeway Drive • Carol Stream • Illinois 60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



Lincolnshire Commons
900 Milwaukee Ave.
Lincolnshire, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak

DRAWN BY

Bill Marlow

DATE

3.31.15

SCALE

3/8" = 1'

SHEET NO.

3 of 4

WORK ORDER

73036

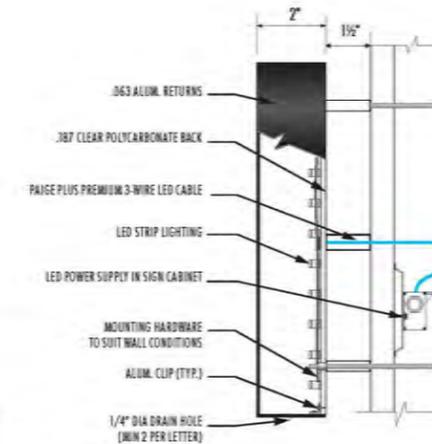
FILE NAME

next73036

REVISIONS:

- 1 4.02.15
- 2 4.07.15
- 3 4.10.15 - Layout
- 4 1.29.16 - new design
- 5 2.01.16 - add details
- 6 2.05.16
- 7 2.09.16 - add details
- 8

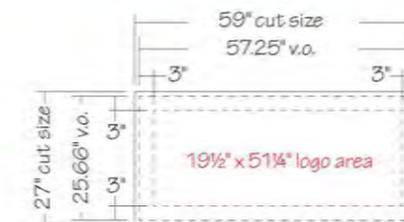
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ELEVATION / SECTION

LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS

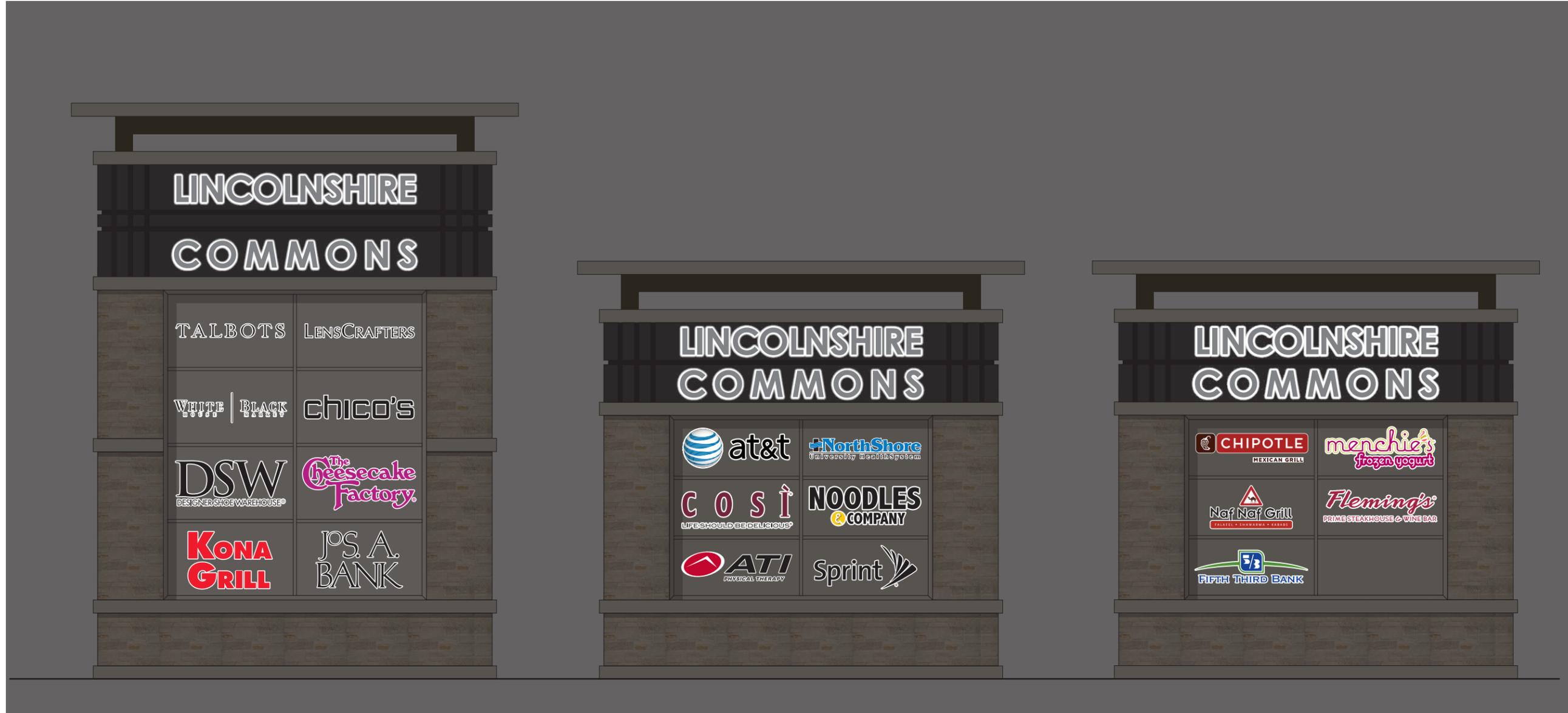
LINCOLNSHIRE, IL

March 4, 2016 Committee of the Whole meeting



MONUMENT SIGN B2
OPTION 2 (30" PIER)

SIMULATED NIGHTTIME



SIGN A - MILWAUKEE AVENUE

SIGN B1 - MILWAUKEE AVENUE

SIGN B2 - APTAKISIK ROAD

Parvin-Clauss SIGN COMPANY

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www.parvinclauss.com

PROJECT:



Lincolnshire Commons
900 Milwaukee Ave.
Lincolnshire, IL

CUSTOMER APPROVAL:

DATE _____

AUTHORIZED SIGNATURE _____

REPRESENTATIVE _____

Lisa Staszak

DRAWN BY _____

Bill Marlow

DATE _____

3.31.15

SCALE _____

NTS

SHEET NO. _____

4 of 4

WORK ORDER _____

73036

FILE NAME _____

next73036

REVISIONS:

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____
- 7 _____
- 8 _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

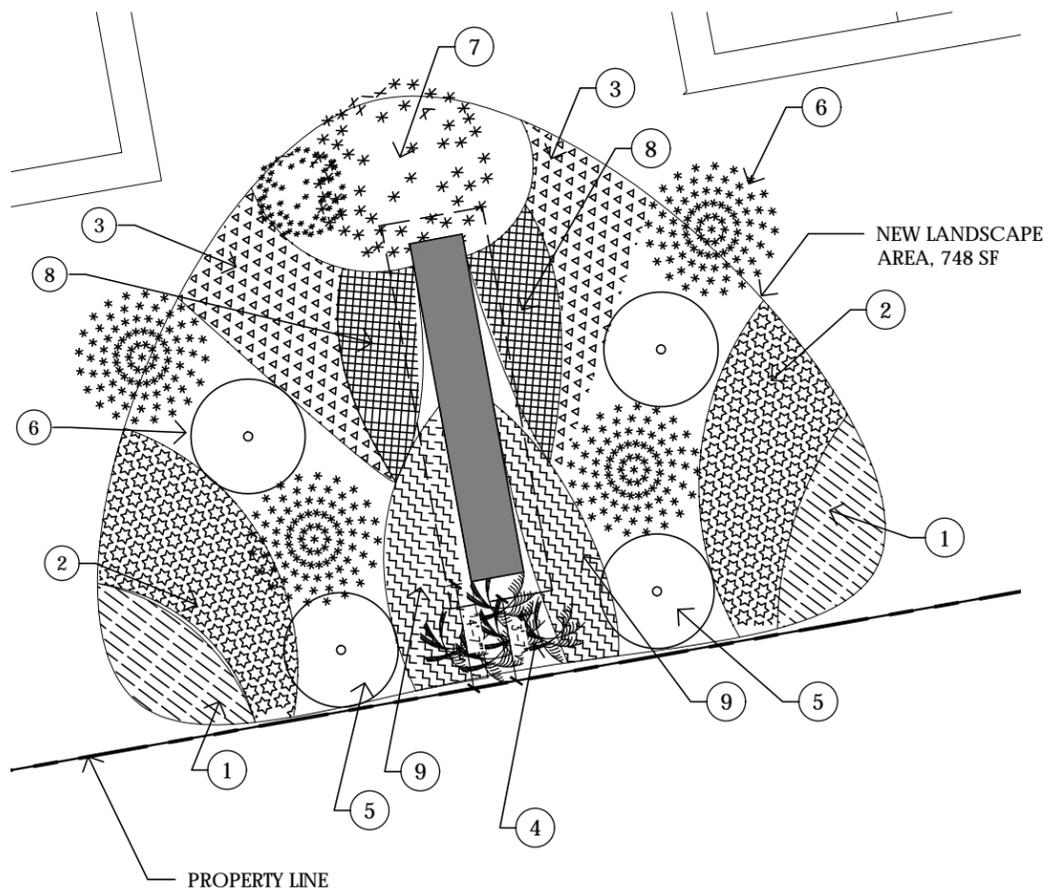
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MONUMENT SIGN A

Tag	Common Name	Scientific Name	Size	Quantity	Plant Type
1	Happy Returns Daylily	<i>Hemerocallis 'Happy Returns'</i>	12" - 18" Spacing: 8" - 12"	20	Perennial Yellow Blooms June - Oct
2	East Friesland Salvia	<i>Salvia nemorosa 'Ostfriesland'</i>	18" Spacing: 16"	40	Perennial Violet Purple Blooms June - Sept
3	Magnus Coneflower	<i>Echinacea purpurea 'Magnus'</i>	36" Spacing: 16"	30	Perennial Rosy Purple Blooms June - Aug
4	Karl Foerster Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	36" - 60" Spacing: 24" - 36"	4	Perennial Pinkish-Purple Blooms May - Feb
5	Taunton Anglojap Yew	<i>Taxus x media 'Tauntonii'</i>	36" - 48" Spacing: 48" - 60"	4	Evergreen Shrub
6	Kallay Compact Juniper	<i>Juniperus x media 'Kallay's Compact'</i>	36" h. 72" spread Spacing: 60"	4	Evergreen Shrub
7	Blue Muffin Arrowwood Viburnum	<i>Viburnum dentatum 'Christom'</i>	60" - 84" Spacing: 72" - 96"	3	Shrub White Blooms April - May
8	Fire Alarm Coral Bells	<i>Heuchera 'Fire Alarm'</i>	9" Spacing: 10" - 18"	18	Ground cover Pink Blooms April - May
9	Seasonal Flowers 4 rotations	Spring: viola + pansy Summer: coleus + begonia Fall: mums + cabbage Winter: branches + evergreen	Varying heights	Varying quantities to cover 48 sq ft	Annuals

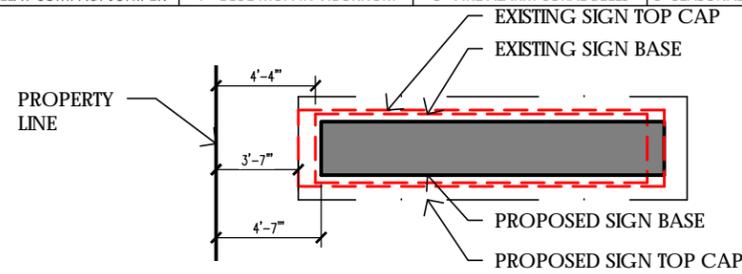
*Hardwood mulch will be no more than 25% of the landscape bed



MONUMENT SIGN A - LANDSCAPE MATERIALS

MILWAUKEE AVE

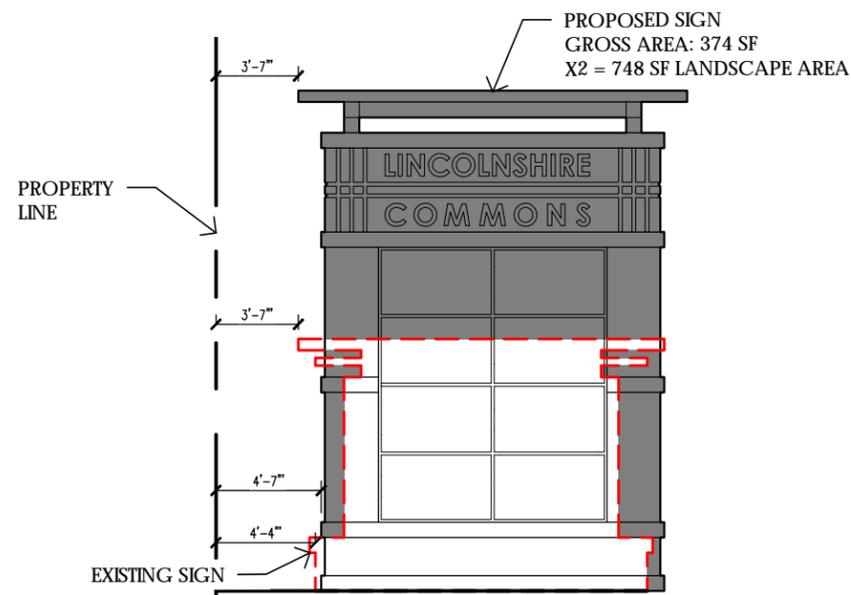
SCALE: 1/8" = 1'-0"



MONUMENT SIGN A - PLAN

MILWAUKEE AVE

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



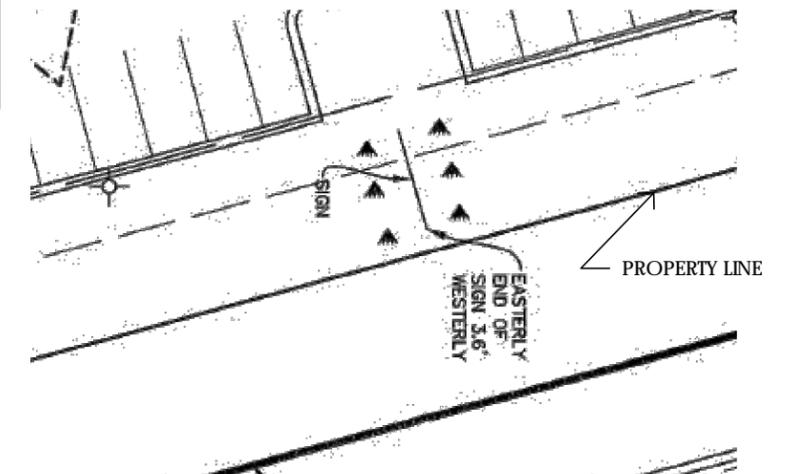
MONUMENT SIGN A - ELEVATION

MILWAUKEE AVE

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

MONUMENT SIGN A

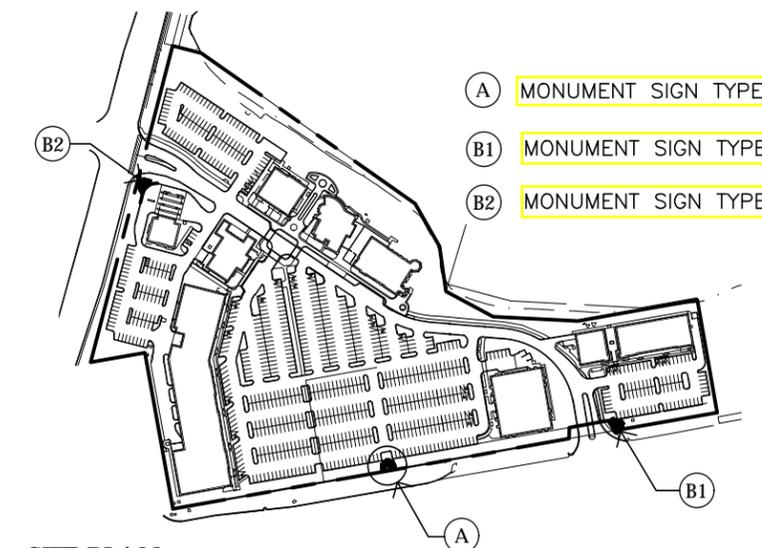
THE SELECTED SIGN CONTRACTOR SHALL USE J.U.L.I.E., OR VILLAGE APPROVED UTILITY LOCATING SERVICE, PRIOR TO ANY WORK BEING DONE.



LOCATION PER 5/8/2014 ALTA SURVEY

MILWAUKEE AVE

SCALE: N.T.S.



SITE PLAN

SCALE: 1" = 5000'



LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS

LINCOLNSHIRE, IL

March 4, 2016 - Committee of the Whole meeting



This presentation is intended to set forth only a preliminary view of the development. All renderings and drawings are proposed and are considered an artist's rendering for conceptual purposes only and are subject to change without notice.

The dimensions, specifications, materials, and signs contained in these plans are proposed only and merely representative in nature, and may not meet the building codes and zoning ordinances of the local jurisdiction for this property.

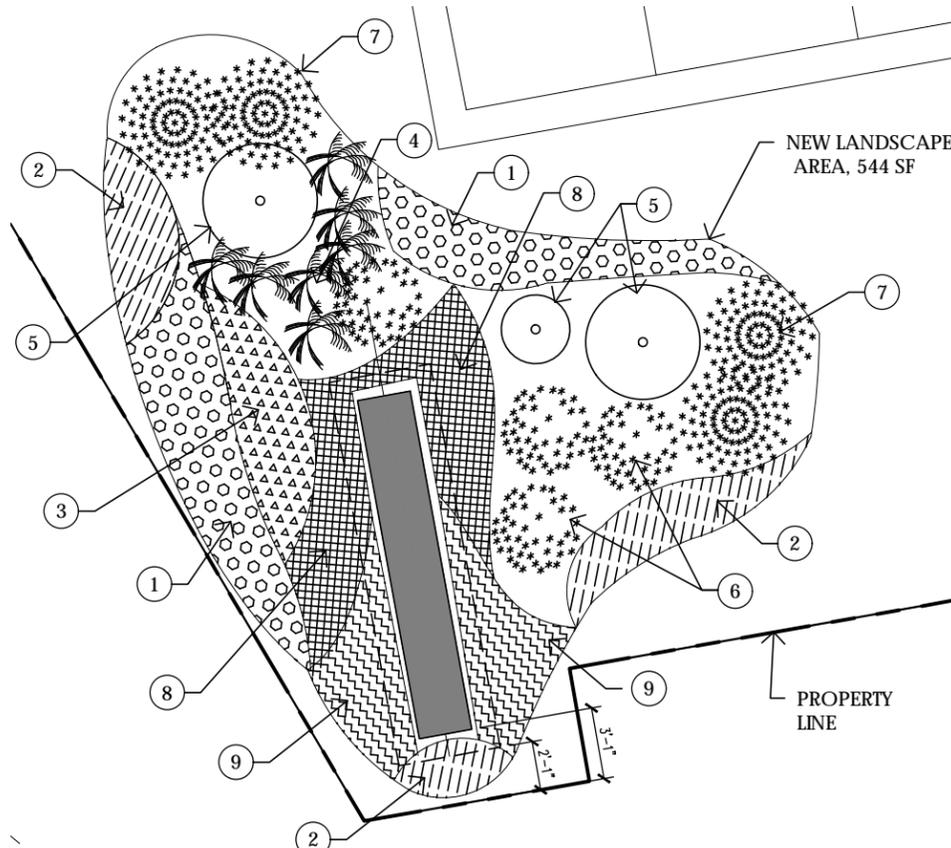
MONUMENT SIGN B1

Tag	Common Name	Scientific Name	Size	Quantity	Plant Type
1	Happy Returns Daylily	<i>Hemerocallis 'Happy Returns'</i>	12" - 18" Spacing: 8" - 12"	20	Perennial Yellow Blooms June - Oct
2	Blue Wonder Catmint	<i>Nepeta racemosa 'Blue Wonder'</i>	12" - 15" Spacing: 8 - 12"	14	Perennial Lavender Blue Blooms June-Sept
3	Magnus Coneflower	<i>Echinacea purpurea 'Magnus'</i>	36" Spacing: 16"	14	Perennial Rosy Purple Blooms June - Aug
4	Karl Foerster Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	36" - 60" Spacing: 24" - 36"	7	Perennial Pinkish-Purple Blooms May - Feb
5	Taunton Anglojap Yew	<i>Taxus x media 'Tauntonii'</i>	36" - 48" Spacing: 48" - 60"	8	Evergreen Shrub
6	Kallay Compact Juniper	<i>Juniperus x media 'Kallay's Compact'</i>	36" h. 72" spread Spacing: 60"	4	Evergreen Shrub
7	Annabelle Hydrangea	<i>Hydrangea arborescens 'Annabelle'</i>	36" - 60" Spacing: 36"	6	Perennial White Blooms June - Sept
8	Fire Alarm Coral Bells	<i>Heuchera 'Fire Alarm'</i>	9" Spacing: 10" - 18"	24	Ground cover Pink Blooms April - May
9	Seasonal Flowers 4 rotations	Spring: viola + pansy Summer: coleus + begonia Fall: mums + cabbage Winter: branches + evergreen	Varying heights	Varying quantities to cover 48 sq ft	Annuals

*Hardwood mulch will be no more than 25% of the landscape bed

MONUMENT SIGN B1

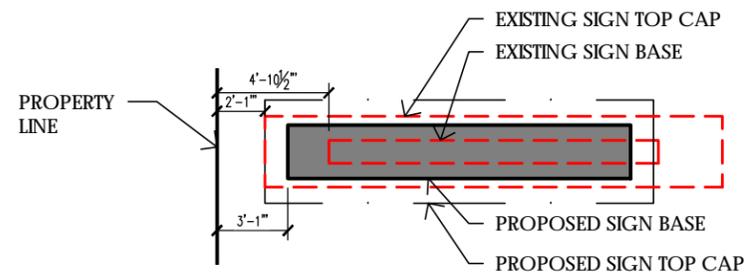
THE SELECTED SIGN CONTRACTOR SHALL USE J.U.L.I.E., OR VILLAGE APPROVED UTILITY LOCATING SERVICE, PRIOR TO ANY WORK BEING DONE.



MONUMENT SIGN B1 - LANDSCAPE MATERIALS

MILWAUKEE AVE

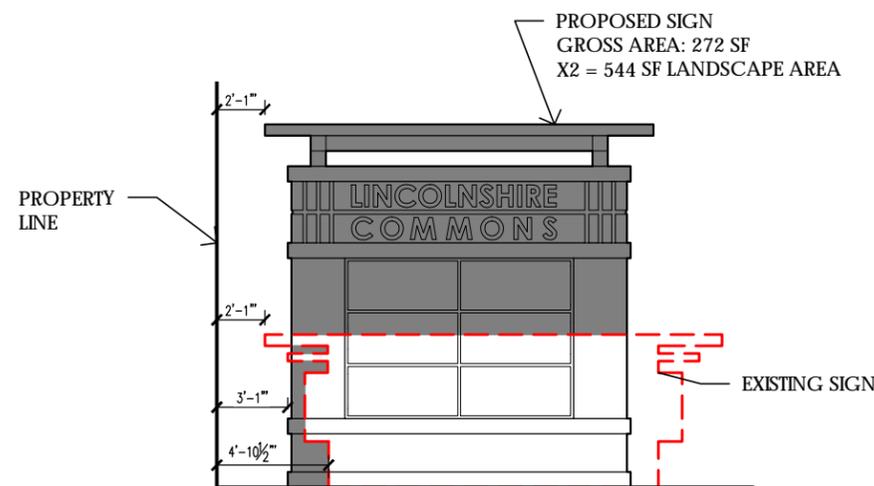
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MONUMENT SIGN B1 - PLAN

MILWAUKEE AVE

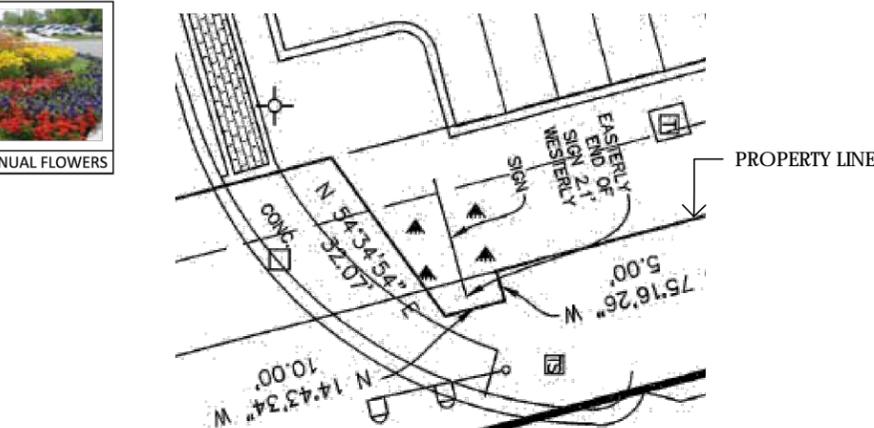
SCALE: 1/8" = 1'-0"



MONUMENT SIGN B1 - ELEVATION

MILWAUKEE AVE

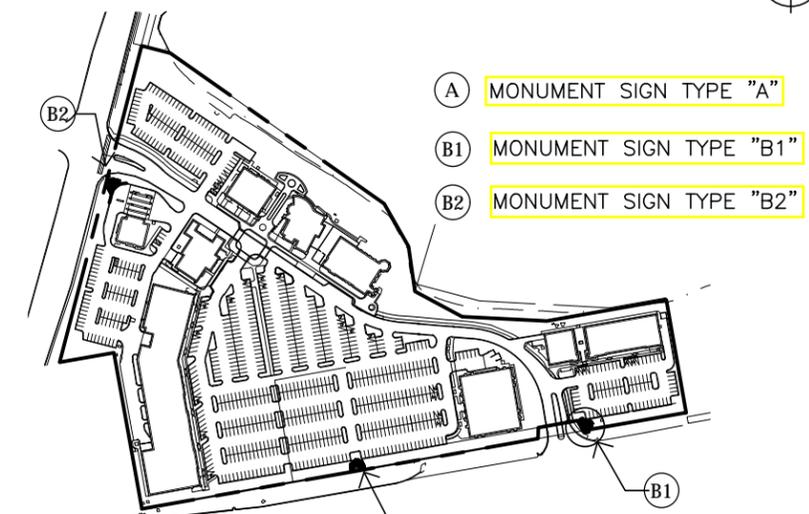
SCALE: 3/16" = 1'-0"



LOCATION PER 5/8/2014 ALTA SURVEY

MILWAUKEE AVE

SCALE: N.T.S.



SITE PLAN

SCALE: 1" = 5000'



LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS

LINCOLNSHIRE, IL

March 4, 2016 - Committee of the Whole meeting



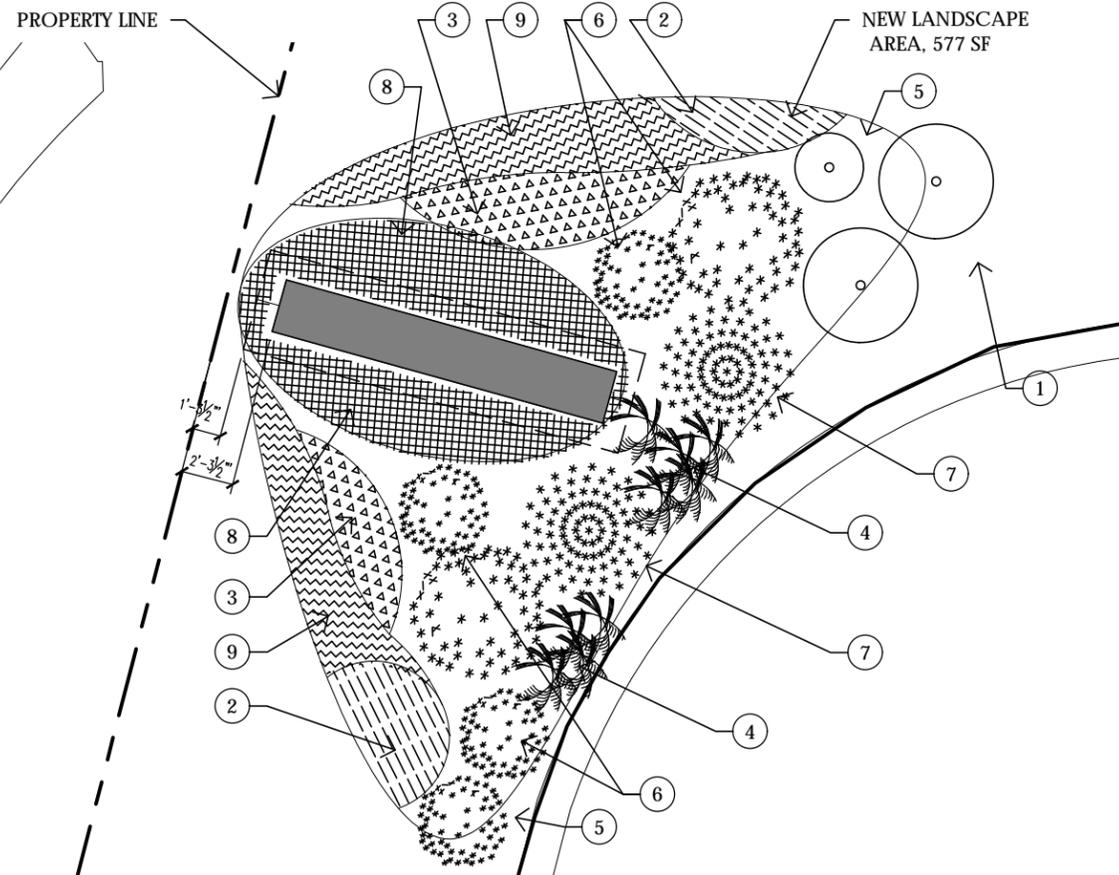
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The dimensions, specifications, materials, and signs contained in these plans are proposed only and merely representative in nature, and may not meet the building codes and zoning ordinances of the local jurisdiction for this property.

MONUMENT SIGN B2

Tag	Common	Scientific	Size	Quantity	Plant Type
1	Happy Returns Daylily	<i>Hemerocallis 'Happy Returns'</i>	12" - 18" Spacing: 8" - 12"	10	Perennial Yellow Blooms June - Oct
2	Blue Wonder Catmint	<i>Nepeta racemosa 'Blue Wonder'</i>	12" - 15" Spacing: 8 - 12"	14	Perennial Lavender Blue Blooms June-Sept
3	Magnus Coneflower	<i>Echinacea purpurea 'Magnus'</i>	36" Spacing: 16"	18	Perennial Rosy Purple Blooms June - Aug
4	Karl Foerster Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	36" - 60" Spacing: 24" - 36"	9	Perennial Pinkish-Purple Blooms May - Feb
5	Taunton Anglojap Yew	<i>Taxus x media 'Tauntonii'</i>	36" - 48" Spacing: 48" - 60"	3	Evergreen Shrub
6	Kallay Compact Juniper	<i>Juniperus x media 'Kallay's Compact'</i>	36" h. 72" spread Spacing: 60"	6	Evergreen Shrub
7	Annabelle Hydrangea	<i>Hydrangea arborescens 'Annabelle'</i>	36" - 60" Spacing: 36"	2	Perennial White Blooms June - Sept
8	Fire Alarm Coral Bells	<i>Heuchera 'Fire Alarm'</i>	9" Spacing: 10" - 18"	30	Ground cover Pink Blooms April - May
9	Seasonal Flowers 4 rotations	Spring: viola + pansy Summer: coleus + begonia Fall: mums + cabbage Winter: branches + evergreen	Varying heights	Varying quantities to cover 90 sq ft	Annuals

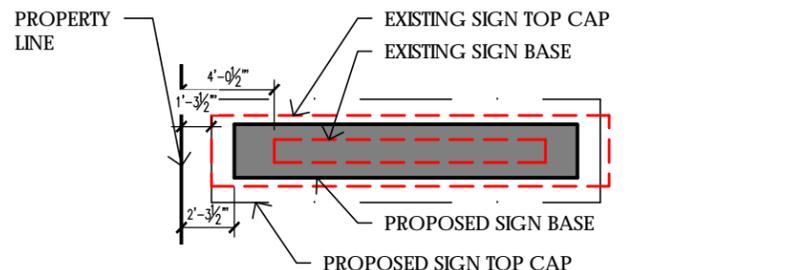
*Hardwood mulch will be no more than 25% of the landscape bed



MONUMENT SIGN B2 - LANDSCAPE MATERIALS

APTAKISIK ROAD

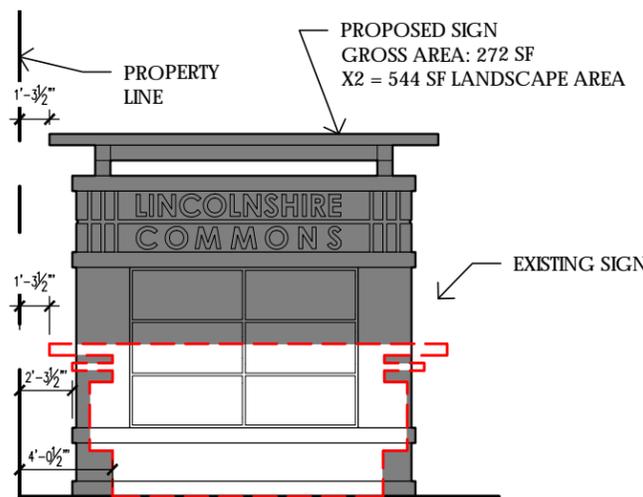
SCALE: 1/8" = 1'-0"



MONUMENT SIGN B1 - PLAN

MILWAUKEE AVE

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



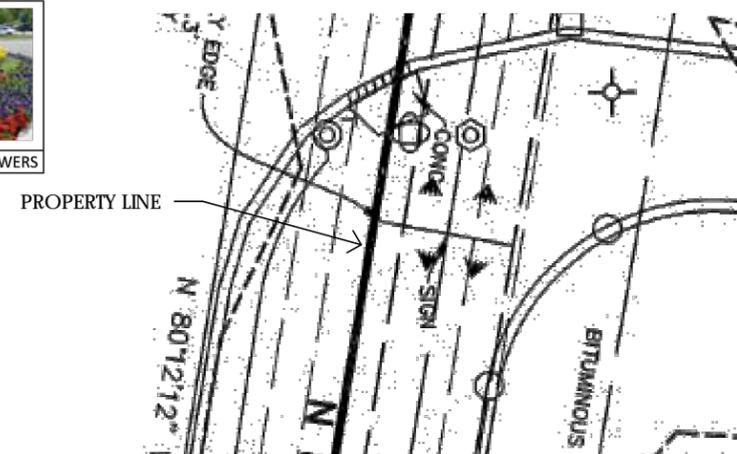
MONUMENT SIGN B2 - ELEVATION

APTAKISIK ROAD

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

MONUMENT SIGN B2

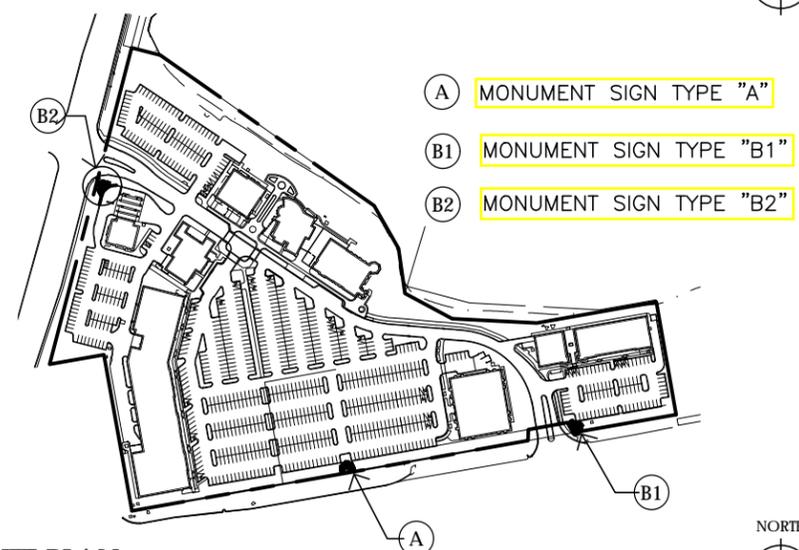
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LOCATION PER 5/8/2014 ALTA SURVEY

APTAKISIK ROAD

SCALE: N.T.S.



SITE PLAN

SCALE: 1" = 5000'



This presentation is intended to set forth only a preliminary view of the development. All renderings and drawings are proposed and are considered an artist's rendering for conceptual purposes only and are subject to change without notice.

The dimensions, specifications, materials, and signs contained in these plans are proposed only and merely representative in nature, and may not meet the building codes and zoning ordinances of the local jurisdiction for this property.



LINCOLNSHIRE COMMONS - PROPOSED MONUMENT SIGNS

LINCOLNSHIRE, IL

March 4, 2016 - Committee of the Whole meeting

E M
r d

LINCOLNSHIRE --- COMMONS



E M
r d

Audubon Way

LINCOLNSHIRE COMMONS



E r d

LINCOLNSHIRE COMMONS





Multi-Tenant Retail Center - Ground Sign Comparison

Ground Sign	Height	Width	Number of Tenant Panels
Proposed Lincolnshire Commons – Milwaukee Ave south (Sign A)	21'10"	17'	8
Proposed Lincolnshire Commons – Milwaukee Ave north (Sign B1)	15'10"	17'	6
Proposed Lincolnshire Commons – Aptakistic Rd (Sign B2)	15'10"	17'	6
Existing Lincolnshire Commons – Milwaukee Ave south	11'2"	16'	N/A
Existing Lincolnshire Commons – Milwaukee Ave north	6'5"	20'	N/A
Existing Lincolnshire Commons – Aptakistic Rd	6'5"	20'	N/A
CityPark – Milwaukee Ave north (digital)	34'	16'	3 + LED screen
CityPark – Milwaukee Ave south	24'	12'	8*
CityPark – Aptakistic Rd	24'	12'	7 (8 approved)*
Village Green – Milwaukee Ave	20'	11'-4"	6 (8 approved)**
Village Green – Olde Half Day Rd	18'6"	11'-4"	6 (8 approved)**
Village Green – Olde Half Day Rd	8'3"	10'-8"	2 (4 approved)**
Vernon Hills Town Center – Rte 45	12.5'	10'	5
Vernon Hills Town Center – Milwaukee Ave	12.5'	10'	5

Note:

*Some CityPark tenant panels depict multiple tenants.

** Village Green owners received approvals for additional ground sign panels on all 3 signs but have deferred their installation pending additional leases.

Multi-Tenant Retail Center - Size Comparison

Center	Building Area	Total Size	No. of Multi-Tenant Signs
Lincolnshire Commons	129,000 sq.ft.	18.5 acres	3 (existing/proposed)
Village Green	124,000 sq.ft.	13 acres	3
CityPark	148,000 sq.ft.	46.5 acres	3
Vernon Hills Town Center	35,000 sq.ft.	10 acres	2

**VILLAGE OF LINCOLNSHIRE
LAKE COUNTY, ILLINOIS**

ORDINANCE _____

**AN ORDINANCE AMENDING A SPECIAL USE
FOR A PLANNED UNIT DEVELOPMENT
(LINCOLNSHIRE COMMONS)
(ORDINANCE # 05- 1954-18)**

WHEREAS, the Village of Lincolnshire is an Illinois home rule municipal corporation operating under the Constitution and Laws of the State of Illinois;

WHEREAS, on March 14, 2005, the Village adopted Ordinance 05-1954-18, granting a special use for a planned unit development for a 150,000-square-foot mixed-use retail development in the B2 General Business District (the “PUD Ordinance”), commonly known as Lincolnshire Commons, located at the northwest corner of Milwaukee Avenue and Aptakisic Road, with addresses at 900-970 Milwaukee Avenue and 225 Aptakisic Road, and more specifically described in **Exhibit A** (the “Subject Property”);

WHEREAS, the PUD Ordinance also designated the Subject Property as an Area of Special Sign Control and granted approval of a comprehensive sign package for Lincolnshire Commons, including but not limited to three (3) ground monument signs located on Milwaukee Avenue and Aptakisic Road;

WHEREAS, CFNX Linshire, LLC, the property owner (the “Owner”) has petitioned for an amendment to the PUD Ordinance to permit revisions to the Area of Special Sign Control, with zoning code exceptions, as follows: (a) replace one (1) existing, primary ground monument sign along Milwaukee Avenue, measuring 11’ tall by 16’ wide, and containing no tenant panels, with one (1) new, primary ground monument sign in the same location, measuring 22’ tall by 17’ wide, and containing eight (8) tenant panels per side; and (b) replace two (2) existing, secondary

ground monument signs along Milwaukee Avenue and Aptakisic Road, measuring 6.5' tall by 20' wide, and containing no tenant panels, with two (2) new, secondary ground monument signs in the same locations, each measuring 16' tall by 17' wide and containing six (6) tenant panels per side (collectively, the "PUD Amendment");

WHEREAS, the Architectural Review Board held a public meeting on February 16, 2016, for which all required legal notice was provided, for the purpose of reviewing the Owner's application for a PUD Amendment;

WHEREAS, the Architectural Review Board recommends to the Village Board approval of an amendment to the Area of Special Sign Control to permit a new center-wide ground monument sign package for the Subject Property;

WHEREAS, the Village Board held a public hearing on the PUD Amendment on March 14, 2016, pursuant to notice published on February 25, 2016, in the *Lincolnshire Review*, and personal notice mailed to all property owners required by law; and

WHEREAS, the Corporate Authorities have concluded that the PUD Amendment, subject to and in conformance with the terms and conditions of this Ordinance, will be beneficial to the Village, will further the development of the Subject Property, and will otherwise enhance and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, in exercise of its home rule authority, as follows:

Section 1. Recitals; Findings of Fact.

A. The Village Board finds the foregoing recitals to be complete and accurate and hereby incorporates them the same as fully set forth herein.

B. The Village Board has duly considered the recommendations of the Architectural Review Board and the Petitioner's responses to the PUD amendment standards, attached as **Exhibit B**, and the relevant and supportive testimony and evidence presented to the Village Board during the public hearing, as the findings of the Village Board as though fully restated in this Ordinance. All references and findings of the Architectural Review Board are hereby made the findings and references of the Village Board.

Section 2. PUD Amendment.

A. **Future References.** From and after the effective date of this Ordinance, all references in the PUD Ordinance, as amended, shall be deemed to mean the PUD Ordinance, as amended by this Ordinance.

B. **Special Use Amendment.** The PUD Ordinance is hereby amended to permit revisions to the Area of Special Sign Control, as follows: (a) replace one (1) existing, primary ground monument sign along Milwaukee Avenue, measuring 11' tall by 16' wide, and containing no tenant panels, with one (1) new, primary ground monument sign in the same location, measuring 22' tall by 17' wide, and containing eight (8) tenant panels per side (the "Primary Monument Sign"); and (b) replace two (2) existing, secondary ground monument signs along Milwaukee Avenue and Aptakisic Road, measuring 6.5' tall by 20' wide, and containing no tenant panels, with two (2) new, secondary ground monument signs in the same locations, each measuring 16' tall by 17' wide and containing six (6) tenant panels per side (each, a "Secondary Monument Sign"), subject to the following conditions, restrictions and zoning exceptions:

1. The following plan documents comprising **Group Exhibit C**, attached hereto and made a part hereof by reference, are hereby approved and all standards,

requirements, designs or specifications in such exhibits shall be binding on the Subject Property and considered conditions of approval for this Special Use for a Planned Unit Development:

- a. Cover letter, submitted by Attorney Steven C. Bauer, dated March 7, 2016, on behalf of CFNX Linshire, LLC.
- b. Presentation Packet, prepared by Portico Partners and Parvin-Clauss Sign Company, dated March 4, 2016.

2. The Primary and Secondary Monument Signs are approved with the following zoning exceptions:

- a. Section 12-9-1(A)(1) - The ground sign area is permitted to exceed the maximum 75 square feet permitted for multi-tenant ground signs in the Downtown Sign District and is approved for 374 square feet for the Primary Monument Sign and 272 square feet for the Secondary Monument Signs.
- b. 12-9-1(A)(1) - The ground sign length is permitted to exceed the maximum 10' permitted for multi-tenant ground signs in the Downtown Sign District and is approved for 17 feet in length for the both types of monument signs.
- c. 12-9-19A)(1) - The ground sign height is permitted to exceed the maximum 7.5' permitted for multi-tenant ground signs in the Downtown Sign District and is approved for 22 feet in height for the Primary Monument Sign and 16 feet in height for the Secondary Monument Signs.

- d. 12-9-1(A)(12) - The number of tenant panels per ground sign face is permitted to exceed the maximum 4 permitted for multi-tenant buildings and is approved for eight (8) tenant panels for the Primary Monument Sign and six (6) tenant panels each for the Secondary Monument Signs.
- e. 12-8-1(H)(5) - The total number of items of information per ground sign is permitted to exceed the maximum 4 permitted for ground signs within multi-tenant developments and is approved for 8 items of information on the Primary Monument Sign and 6 items of information on the Secondary Monument Signs.
- f. 12-9-1(A)(1) - The ground sign setback is less than the minimum 15' required for multi-tenant ground signs in the Downtown Sign District and is approved for a 3'7" setback for the Primary Monument Sign, 2' 1 1/2" for the Milwaukee Avenue Secondary Monument Sign and 1'3 1/2" for the Aptakisic Road Secondary Monument Sign.
- g. Section 12-9-1(13) - The tenant sign copy area is closer than 6" from the perimeter of the tenant sign face and is approved for 3" from the perimeter.

Section 3. Superseding Effect. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent of any conflicts. Except for the foregoing limitation, the development of the Subject Property remains subject to all terms and conditions of Applicable Codes and Ordinances 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 4. Penalties. Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Lincolnshire, its officials, agents or employees.

Section 5. Enforcement. The Subject Property shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other applicable laws or regulations.

Section 6. Effective Date; Assent. 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 Owner, or such other parties in interest as the Village may reasonably identify, consenting to and agreeing to be bound by the terms and conditions of this Ordinance. Delivery to the Village of a copy of this Ordinance, as so executed, shall take place not later than sixty (60) days after the passage and approval of this Ordinance by the Corporate Authorities or within such extension of time as may be granted by the Corporate Authorities by motion.

PASSED this ____th day of _____, 2016, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____th day of _____, 2016.

Elizabeth Brandt, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

Published by me in pamphlet form
this ____th day of _____, 2016

ACCEPTED:

CFNX Linshire, LLC, a Delaware limited liability company

By: _____
Name: _____
Its: _____
Date of Execution: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public, do hereby certify that _____, who is the _____ of CFNX Linshire, LLC, and who is personally known to me to be the same person whose name is subscribed to the foregoing Ordinance, appeared before me this day in person and acknowledged that he signed and delivered said Ordinance as his own free and voluntary act on behalf of CFNX Linshire, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of _____ 2016.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

LOT 1 OF GGP - LINCOLNSHIRE COMMERCIAL CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2005 AS DOCUMENT NO. 5886520, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF DISCHARGING AND DETAINING STORM WATER OVER THE LAKE PARCEL AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 12, 2004 AS DOCUMENT NO. 5680517.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A SHORELINE BERM ALONG THE LAKE OVER AND ACROSS PORTIONS OF THE LANDS ADJOINING ON THE WEST AS GRANTED IN INSTRUMENTS RECORDED JULY 9, 2007 AS DOCUMENT 6208561 AND DOCUMENT 6208562.

P.I.N.: 15-22-405-008 and 15-27-203-007

EXHIBIT B

LINCOLNSHIRE COMMONS PUD AMENDMENT STANDARDS

GROUP EXHIBIT C

PLANS AND SPECIFICATIONS FOR GROUND MONUMENT SIGNS

**REQUEST FOR BOARD ACTION
Architectural Review Board
February 16, 2016**

Subject:	Lincolnshire Commons Ground Signage
Action Requested:	Design Review of Proposed New Center-Wide Ground Sign Package– 900-970 Milwaukee Ave & 225 Aptakistic Rd
Petitioner:	CFNX Linshire, LLC
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community and Economic Development
Referred To:	Architectural Review Board & Village Board

Background:

- Lincolnshire Commons, located on an 18.5-acre site adjacent to the northwest corner of Milwaukee Avenue and Aptakistic Road, is a 129,000-square foot mixed-use retail development approved by Planned Unit Development (PUD) Special Use Ordinance No. 05-1954-18. The Center was originally developed by General Growth Properties, and is currently owned and managed by CFNX Linshire, LLC, a subsidiary of Next Realty, LLC.
- The original PUD includes an Area of Special Sign Control which governs wall and ground signage throughout the site and allows for exceptions from Village Code. Current ground signage consists of three signs identifying the name of the Center with no tenant panels (see attached photos).
- The Village Board reviewed this request at the January 25, 2016 Committee of the Whole meeting and referred it to the ARB for design review. The Public Hearing on the PUD amendment will be held at the Village Board after ARB review and recommendation.

Project Summary & Staff Analysis:

- The Petitioner proposes to amend the Lincolnshire Commons PUD to construct three (3) replacement identification ground signs, intended to achieve the following:
 - Supplement tenant wall signs, given large building setbacks from Milwaukee Avenue;
 - Allow for identification of tenants who do not have wall signs on the rear of the multi-tenant building along Aptakistic Road, and
 - Make the Center more attractive, from a leasing standpoint, to existing and potential tenants.
- ARB's design review should focus on the following five areas:
 - Sign location
 - Sign design (including materials and colors) as it relates to surrounding buildings
 - Sign panels
 - Tenant Signage Criteria, and
 - Sign base landscaping
- **Sign Location:**
 - The proposed signs are sited in the same locations as the existing signs. Like the existing signs, the proposed sign setbacks for the three signs (ranging between 1'-3.5" and 3'-7") do not meet code. This will be addressed as an exception at the PUD Public Hearing by the Village Board. Staff believes reduced setbacks, which were previously approved with the original PUD, are justified given limited space

on-site due to past IDOT right-of-way acquisition and the close proximity of adjacent parking areas.

- The Site Plan depicts line-of-sight renderings demonstrating no visibility issues are anticipated with the proposed locations.

- **Sign Design:**

- The attached renderings depict monument style ground signs of a uniform design consisting of a stone veneer base, aluminum sign area and aluminum cap, complying with code requirements. The sign design is consistent with adjacent building elevations (see attached renderings and photographs).
- A “Lincolnshire Commons” name panel is depicted along with tenant panels which are arranged in two columns. Eight (8) tenant panels are proposed per side on the main sign (Sign A) and six (6) panels per side on the two smaller signs (Signs B1 and B2). Tenants are permitted, by the proposed Tenant Signage Criteria, to display their brand colors, logos and taglines/catch phrases if part of an established brand identity.
- The height and area of the proposed signs is consistent with existing multi-tenant ground signs at Village Green and CityPark (see attached sign comparison exhibit).
- The code-permitted maximum sign area (75 square feet per sign), sign height (7.5’), sign width (10’), number of tenant panels (4), and items of information (4) is not met with the proposed design and is proposed to be addressed as an exception at the PUD Public Hearing at the Village Board. Code exceptions are common in Areas of Special Sign Control.

- **Tenant Panels:**

- Tenant panels are proposed to be a uniform color to match the EFIS on existing Lincolnshire Commons buildings. Lettering and logos are to be cut into the panels to create an “etched” appearance, compliant with code. The proposed internal and backlit illumination in the shade of white for the center name and tenant panels is consistent with code requirements and existing signs in the Center (see attached nighttime rendering).
- At preliminary Evaluation the Village Board noted the need for spacing between tenant panels. Per Village Board request, the Petitioner provided a 3” clearance between tenant message and panel perimeter for visual relief.
- Staff prepared a sign panel comparison, as shown below:

Sign	Tenant Panel Height	Tenant Panel Width	Maximum Letter Height
Proposed Lincolnshire Commons	33.9”	57.3”	N/A (3” clearance)
Village Green*	16.5”	74”	14” - single rows 6” - double rows
CityPark	30”	84”	N/A

**Note: The above Village Green tenant panel dimensions are for the approved 8-panel signs. Existing 6-panel ground signs have larger panels.*

- Per Staff request, the sign company provided the attached examples of multi-tenant signs with a two-column panel design located along arterial roads in other communities. These examples show tenant panel height ranging between 12” and 24” and the panel width between 56” and 64”, which is shorter than the above-referenced signs in Lincolnshire. **Staff recommends the width of the vertical sign**

posts on either side of the tenant panels be reduced by 6"-7" each to allow for wider panels.

- **Tenant Signage Criteria:**
 - The Petitioner submitted the attached Tenant Signage Criteria, which would govern tenant panel inserts on the three signs to ensure consistency. Village Green and CityPark also have similar criteria. **Staff recommends the tenant panel color specifications be incorporated into the Criteria for uniformity.**
- **Sign Landscaping:**
 - Ground sign landscaping incorporates a code-required variety of plantings with year-round interest and planting bed size. **Staff recommends an additional evergreen bush and groundcover be incorporated into the plans for all three signs to enhance appearance in winter months.**

Recommendations:

Staff recommends approval of the proposed ground sign package for Lincolnshire Commons, subject to the following conditions:

1. Reduce the width of the vertical sign posts on either side of the tenant panels by 6"-7" each.
2. Revise Tenant Signage Criteria to clarify the color of the tenant panels is to be Parax "Moonstone", as noted in the material/color sample board.
3. Add an additional evergreen bush and groundcover to all three signs.

Motion:

The Architectural Review Board, at its meeting held on February 16, 2016, moves to approve and recommend to the Village Board, for their approval of a new center-wide ground sign package for the Lincolnshire Commons Retail Center, located at 900-970 Milwaukee Avenue and 225 Aptakisic Road, as depicted in a presentation packet prepared by Portico Partners and Parvin-Clauss, date stamp received February 10, 2016, and as depicted in the material/color sample board provided at the meeting, subject to recommendations contained in the Staff Memorandum, and further subject to...

{Insert any additional conditions or modification desired by the ARB}

Reports and Documents Attached:

- Location map, prepared by staff.
- Letter of request, prepared by Attorney Steven Bauer, dated February 9, 2016.
- Ground sign presentation packet, prepared by Portico Partners and Parvin-Clauss.
- Multi-tenant ground sign comparison exhibit, prepared by staff.
- Existing Lincolnshire Commons, Village Green, CityPark and Vernon Hills Town Center ground sign photos, prepared by staff.

Meeting History	
Preliminary Evaluation (COW):	January 25, 2016
Architectural Review Board (current):	February 16, 2016



3.2 Consideration and Discussion of New Center-Wide Ground Sign Package for the Existing Lincolnshire Commons Retail Center, 900-970 Milwaukee Avenue & 225 Aptakisic Road (CFNX Linshire, LLC)

Economic Development Coordinator Zozulya stated the original Lincolnshire Commons PUD includes an Area of Special Sign Control which governs wall and ground signage throughout the site and allows for exceptions from Village Code. Current ground signage consists of three signs identifying the name of the Center with no tenant panels- staff included photos of the existing signs in your packets. The Village Board reviewed this request at the January 25, 2016 Committee of the Whole meeting and referred it to the ARB for design review. The Public Hearing on the PUD amendment will be held at the Village Board after ARB review and recommendation. The ARB's design review should focus on the sign location, sign design (including materials and colors), sign panels, tenant signage criteria, and sign base landscaping.

She then introduced the Petitioner's representative.

Steve Bauer, Attorney with Meltzer, Purtil and Stelle and **Peter Zelenko of Portico Partners**, representing the Petitioner, described the proposal in detail. Attorney Bauer stated the request is to replace three existing ground signs in the same locations as existing to afford greater visibility to the Center's tenants and to increase the Center's competitiveness with new large commercial developments in other communities, such as the proposed Melody Farm retail development in Vernon Hills.

Mr. Zelenko reviewed the signage plans, noting the signs incorporate architectural and design elements from the adjacent Cosi building and Joseph A. Bank building with a tower feature. He stated the "Lincolnshire Commons" name will be halo lit and the tenant names/logos will be individually etched with small letters used in taglines laser cut. The letters/logos will be routed and back-lit via fluorescent lights.

A color/material sample board as well as a sample letter was provided for the ARB's viewing. The proposed sign material and colors are to match existing buildings.

Mr. Zelenko stated they provided landscape plans in conformance with Village Codes. They are glad to incorporate the staff's recommendation regarding an additional evergreen bush and groundcover.

Mr. Zelenko stated one of staff's recommendations was to narrow the two sign columns by 6" to gain additional tenant panel width. They prepared a side-by-side comparison depicting signs with the current and reduced column width. He stated the Center ownership would prefer the new option with the reduced column width.

Economic Development Coordinator Zozulya stated staff recommends approval of the proposed ground sign package for Lincolnshire Commons, subject to the following conditions:



1. Reduce the width of the vertical sign posts on either side of the tenant panels by 6"-7" each.
2. Revise Tenant Signage Criteria to clarify the color of the tenant panels is to be Parax "Moonstone", as noted in the material/color sample board.
3. Add an additional evergreen bush and groundcover to the base of all three signs.

Member Kennerley and **Member Hardnock** expressed concerns about visibility issues for Sign B1 (along Milwaukee, near Cosi) and Sign B2 (along Aptakisic Road) given their proximity to the sidewalk and roadway. Economic Development Coordinator Zozulya noted the Petitioner included visibility triangle renderings in the plans showing no line-of-sight concerns. She further stated the Village's Engineer will review and approve the final sign locations at sign permit issuance as a Village permit will be required prior to sign installation.

Mr. Zelenko stated the signs will be located no closer to the road than the existing signs. New foundation will be used.

Member Hardnock expressed concerns about the intricacy of small letter/logo illumination and inquired about the feasibility of illuminating the signs via external illumination such as ground lights. **Lisa Staszak of Parvin-Clauss Sign Company** stated it would not be practical to use external illumination due to the sign height and their desire for brighter illumination.

Economic Development Coordinator Zozulya inquired whether the proposed letter installation would be easily implemented by any sign company that a new tenant might choose to work with to which Ms. Staszak responded affirmatively.

Chairman Grover was concerned about setting a precedent by allowing logos on the proposed signs. **Economic Development Coordinator Zozulya** and **Director McNellis** noted Village Green and CityPark already permit logos.

Attorney Bauer stated logos are important to differentiate the tenants who prefer to use their brand names. **Economic Development Coordinator Zozulya** stated staff will rely on the Tenant Signage Criteria during sign permit reviews. Panel placement and colors will not be regulated by the Criteria and will be determined by the Center owners and tenants, respectively.

Member Gulatee suggested uplighting the horizontal topper with which **Mr. Zelenko** concurred. They would prefer to keep the opening between two top horizontal elements to maintain the same "floating" design used on the Joseph A. Bank building tower in daylight.

Discussion ensued regarding the column width. **Mr. Zelenko** noted the existing column width is 30" and the reduced width will be 24", which is the same as the multi-tenant Village Green ground sign columns on Milwaukee Avenue. It was the consensus of the ARB to allow for two column width options.



Member Kennerley stated she agrees with staff's recommendation to add additional evergreen bushes and groundcovers.

Member Hardnock also recommended the proposed ornamental grasses be reviewed and potentially relocated to ensure they do not block the sign faces.

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

Member Gulatee moved and Member Hardnock seconded a motion to approve and recommend to the Village Board for their approval of a new center-wide ground sign package for the Lincolnshire Commons Retail Center, located at 900-970 Milwaukee Avenue and 225 Aptakisic Road, as depicted in a presentation packet prepared by Portico Partners and Parvin-Clauss, date stamp received February 10, 2016, and as depicted in the material/color sample board provided at the meeting, with the following conditions:

- 1. Provide a second design option showing reduced ground sign columns by 6" in width each.*
- 2. Provide optional uplighting for the sign "topper", as depicted in the presentation packet, while maintaining a thin depth of the "topper".*
- 3. Revise Tenant Signage Criteria to clarify the color of the tenant panels is to be Parax "Moonstone", as noted in the material/color sample board presented at the 2/16/16 ARB meeting.*
- 4. Add an additional evergreen bush, such as Boxwood, and an additional groundcover, such as Wintercreeper, to the base of all three ground signs. Relocate the proposed ornamental grasses from the base of the three ground signs so the grasses do not block sign faces.*
- 5. The final ground sign location is to be approved by the Village Engineer at sign permit issuance.*

The motion unanimously passed.

**REQUEST FOR BOARD ACTION
Committee of the Whole
March 14, 2016**

Subject:	Proposed 15-lot R2A Single-Family Subdivision – Policy Phase (Mons Property at 1700 Riverwoods Road)
Action Requested:	Continued consideration of a Rezoning Request for a 15 acre lot from R1, Single-Family Residence District to R2A, Single-Family Residence District, to permit the development of a 15-lot environmentally sensitive large lot subdivision – 1700 Riverwoods Road
Originated By/Contact:	Steve McNellis, Director Department of Community & Economic Development
Referred To:	Zoning Board

At the October 13, 2015 Committee of the Whole meeting, the Petitioner presented a 17-lot subdivision for review. The Village Board directed the Petitioner to make several revisions to their plans, and requested additional information from both the Petitioner and Staff. The requested revisions and information include:

- Reduce density and increase lot size.
- Incorporate more environmental features (ie. conservancy areas, open space and natural landscaping) to warrant R2A Zoning.
- Address concerns with building setbacks, building size and design of exterior building elevations, to provide architectural interest and increase open space between homes.
- Provide additional information depicting sample building layouts and data on surrounding subdivision densities and house sizes.

Site Density / Lot Size:

- Per Village Board direction, the petitioner reduced the lot count from 17 to 15-lots; a reduction in overall density from 1.13 dwelling units per acre to 1.00. The proposal at the Preliminary Evaluation meeting was for a 19-lot subdivision at 1.26 dwelling units per acre.
- The Petitioner was also directed to increase the overall lot size. The attached data sheet shows the average lot size has increased from 27,530 sq. ft. to 28,289 sq. ft. The smallest lot size in the proposed subdivision is now about 900 sq. ft. larger (at 24,134 sq. ft.) and the largest lot size has also increased by about 750 sq. ft. (28,289 sq. ft.).

R2A Environmental Features:

- In addressing Board direction to increase natural amenities on site, to qualify as an R2A environmental Zoning District, the petitioner added a new common area outlot, with naturalized plantings south of the subdivision roadway. This includes a water feature and pathway trail. Native grasses and tree clusters are incorporated in this outlot, which is now connected at the rear of Lots 13-15 into the larger native-planted detention pond along Riverwoods Road.
- A second new outlot has been added to the north side of the development at the entry from Riverwoods Road. A significant planted buffer incorporating trees, bushes and natural grasses is included within the proposed outlot; providing a naturalized entrance to the subdivision on both sides of the roadway.

- As before, bioswales are incorporated into the rear of the lots, to provide stormwater drainage directed to the detention ponds. These bioswales will be planted with native landscape material.
- Naturalized open space, provided in outlots throughout the development, has increased from approximately 2.11 acres (14.1% of the subdivision area) to 3 acres (20% of the subdivision area).

Building Layouts, Bulk and Architectural Design:

- The petitioner provided an illustrative building footprint exhibit, depicting possible building locations and driveway configurations, as requested by the Village Board. Village Code requires 10' setbacks from the side lot line, for a total minimum 20' separation between buildings. This plan depicts the petitioner's proposal to increase the minimum side yard separation between buildings to 40'.
- As depicted in the chart below, the petitioner increased the average size of the home to 4,200-4,500 square feet, commensurate with the increased lot size.
- An Architectural Design Covenant is attached. This covenant provides requirements designed to regulate monotony of home design by specifying details that cannot be repeated in building elevations. The petitioner is prepared to discuss this covenant in further detail at Monday night's meeting.

Additional Information:

- At the October, 2015 Committee of the Whole meeting, the Village Board requested additional information on the average density and home square footage for five representative R1, R2 and R2A subdivisions :

Subdivision	Number of Lots	Density (units/acre*)	Avg. Sq. Ft. Per Home
Brookwood Farms (R1)	9	.46	6,736
Briarwoods (R2A)	14	1.00	5,059
Manors of Brampton Woods – Unit II* (R2)	11	.75	5,301
Meadows of Birch Lake (R2A)	39	.98	4,813
Old Mill Woods (R2A)	27	.48	4,973
Proposed Manors of Whytegate (proposed R2A)	15	1.00	4,200-4,500

*Excludes new home at 308 Hamilton, as lot size and home size deviate significantly from the rest of the subdivision. Density with 308 Hamilton included is depicted on attachment entitled "Change in approved single-family residential subdivisions north of Route 22".

Per past Village Board requests, Staff mailed courtesy notices of Monday night's meeting to all surrounding residents within 250 ft. of the subject parcel.

Recommendation:

Consideration of a Rezoning to the R2A District, pursuant to the R2A Policy Phase, for a proposed 15-lot single-family residential subdivision and placement on the April 4th Consent Agenda for approval.

Reports and Documents Attached:

- Draft Ordinance, prepared by Village Attorney Simon.
- Presentation Packet, prepared by Arthur J. Greene Construction Company and Manhard Consulting, Ltd., received March 7, 2016.
- Architectural Design Covenants, prepared by Arthur J. Greene Construction Company, stamped received March 10, 2016.
- Manors of Whytegate Data Sheet, prepared by Manhard Consulting
- Change in Approved Single-Family Residential Subdivisions North of Route 22 table, prepared by Staff.
- Critical Area 2 Excerpt from Village of Lincolnshire Comprehensive Plan, Update 2012.
- Staff Memorandum and Meeting Minutes of the October 13, 2015 Committee of the Whole meeting.

Meeting History	
Referral at Village Board (COW):	February 24, 2014
Zoning Board (Public Hearing):	May 21, 2015
Previous Board Discussion (COW):	October 13, 2015
Current Board Discussion (COW)	March 14, 2016

**VILLAGE OF LINCOLNSHIRE
LAKE COUNTY, ILLINOIS**

ORDINANCE NO. _____

**AN ORDINANCE REZONING PROPERTY
COMMONLY KNOWN AS 1700 RIVERWOODS ROAD
(MANORS OF WHYTEGATE)**

WHEREAS, application has been made by the Arthur J. Greene Construction Company, an Illinois corporation (the “Applicant”), for the rezoning of a property commonly known as 1700 Riverwoods Road (the “Property”) from R1- Single-Family Residence District to R2A - Single-Family Residence District; and

WHEREAS, the proposed rezoning is proposed to be concurrent with and conditioned upon the subdivision of the Property for the development of a new residential subdivision to be known as Manors of Whytegate;

WHEREAS, the Zoning Board of the Village of Lincolnshire, Lake County, Illinois, pursuant to publication and personal notice as required by law, held a Public Hearing commencing on May 21, 2015, on the question of the rezoning and whether the Applicant’s plan meets the standards for an environmentally sensitive large lot subdivision specifically described for the R2A Single Family Residence District, and

WHEREAS, the Zoning Board has adopted findings of fact required to demonstrate the application for rezoning meets the criteria described in Section 6-14-10-D of the Village Code.

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: That the written findings, dated May 21, 2015, attached hereto as Exhibit A and made a part hereof, are incorporated herein by reference as the findings of this Board with the same effect as if fully recited herein at length.

Section 2: That the Lincolnshire Zoning Code, is amended by rezoning the following described properties from R1-Single Family Residence District to R2A Single-Family Residence District:

SEE ATTACHED LEGAL DESCRIPTION AT EXHIBIT B

Section 3: That the Zoning Map of the Village of Lincolnshire, Lake County, Illinois, is hereby amended so as to be in conformance with the aforesaid zoning.

Section 4: That this ordinance granting a map amendment, including the relief specifically and collectively described in Sections 2 and 3, is subject to and contingent upon the Applicant meeting the following conditions:

- A. The Applicant shall develop the Property in a manner which shall conform in substance with the approved zoning site plan, including measures designed to protect the Property's environmentally-sensitive features, as more fully depicted in the plan attached hereto as Exhibit C;
- B. The approval described herein is contingent on the Applicant completing the "Technical Phase" of R2A development, as more completely described in Section 6-5B-6-2 of the Village Code;
- C. The Village approving a Plat of Subdivision which complies with Title 6 and Title 7 of the Village Code, with a variance for the length of the cul-de-sac; and

Failure of the Applicant to meet all of the foregoing conditions within three (3) years from the date of this Ordinance shall result in the zoning amendment described herein to become null and void and the zoning of the Property shall revert to the R1 Single-Family Residence Zoning District.

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. The subject properties are subject to all terms and conditions of applicable ordinances and regulations of the

Village of Lincolnshire including, without limitation, zoning ordinances, building codes, subdivision, sign control, tree preservation and landscape regulations.

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. That any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

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 Applicant and such other parties in interest consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. Such execution shall take place within sixty (60) days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Corporate Authorities by motion.

PASSED this ____ day of _____, 2016, by the Corporate Authorities of the Village of Lincolnshire, on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2016.

Elizabeth J. Brandt, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

4818-9038-3396, v. 1

ACCEPTED AND AGREED:

ARTHUR J. GREENE CONSTRUCTION COMPANY,
an Illinois corporation

By:

Title: _____

Date: _____

EXHIBIT A

FINDINGS OF FACT

1. Existing zoning classification of the property.

The existing zoning of the property is R1 Single Family Residence District

2. Existing uses of property and existing physical, social or economic factors within the general area of the property in question.

The existing land use of the surrounding area is entirely single family residential. On the north is the Whytegate Unit 3 subdivision; on the south is Whytegate Unit 2 subdivision; on the west is the Manors of Brampton Woods; on the east is Riverwoods Road and the Briarwoods of Lincolnshire Subdivision.

3. The zoning classification of property within the general area of the property in question.

The existing zoning surrounding the property and beyond is entirely single family residential. The existing zoning within the immediate area includes: north – R2A Single-Family Residence District; south – R2A Single-Family Residence District; west - R2 Single Family Residence District; and east – R2A Single-Family Residence District.

4. The suitability of the property in question to the uses permitted under the existing or proposed zoning classification.

The site is suitable for development under the current zoning, but the resulting lots of that size would not be compatible with the surrounding area. Under the proposed zoning of R2A, lots can be developed at an average of 22,000 square feet which is compatible to surrounding developments. Both water and sanitary sewer is available to the site.

5. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.

The subject property is the last vacant parcel of land in this area of the Village of Lincolnshire that has not been developed as single family housing. All of the land in the immediate area has been rezoned to similar zoning districts....primarily R2A Single Family Residence District and has been approved in the subdivision process.

EXHIBIT A

In fact all zoning south (including Brampton Lane along Riverwoods Road corridor) to Half Day Road, is zoned R-2A.

6. *The length of time the property has been vacant as zoned.*

The property has an existing home which is 70+ years old and up to 4 years ago was home to the owner. The owner is now deceased and the family has gone under contract with the petitioner to sell the property. The property was forcibly annexed by the Village in 1998 and zoned R-1.

7. *The extent to which the property's value is diminished by the existing zoning classification.*

Based on the existing zoning, the development of the property would not be compatible with the surrounding higher -density land use and zoning, thus diminishing the property's value.

8. *The impact upon the objectives of the official Comprehensive Plan of the Village, as amended.*

The Village of Lincolnshire Comprehensive Plan has indicated the subject property to be Critical Area 2 of the East Sector. The Comprehensive Plan calls for an "Environmentally Sensitive Residential" land use classification. The plan as proposed keeps the wetland/ grove of trees intact, keeps the surrounding hedgerow intact, and the proposed zoning and subdivision maintains the density of the surrounding area.

Prepared by:

Glenn M. Christensen
Senior Planner
Manhard Consulting
900 Woodlands Parkway
Vernon Hills, Illinois 60061

Petitioner:

Arthur J. Greene Construction Company
175 East Hawthorn Parkway
Suite 200
Vernon Hills, Illinois 60061

EXHIBIT B

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE SOUTH 15 ACRES OF THE NORTH 45 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS (EXCEPT THAT PART THEREOF PREVIOUSLY ANNEXED LYING WITHIN RIVERWOODS ROAD).

EXHIBIT C

**DEVELOPMENT PLANS TO PROTECT
ENVIRONMENTALLY-SENSITIVE FEATURES**

[ATTACHED]



Existing Wetland Boundary

Economy Prairie Seed Mix

Economy Prairie Seed Mix

Economy Prairie Seed Mix

LOT 7
37,584 SQ. FT.

LOT 6
24,753 SQ. FT.

LOT 5
24,957 SQ. FT.

LOT 4
26,169 SQ. FT.

LOT 3
24,136 SQ. FT.

LOT 2
24,321 SQ. FT.

LOT 1
24,134 SQ. FT.

OUTLOT "A"
15,557 SQ. FT.

LOT 8
39,047 SQ. FT.

ROAD A

ROAD A

LOT 9
39,438 SQ. FT.

LOT 10
26,916 SQ. FT.

LOT 11
27,647 SQ. FT.

LOT 12
31,031 SQ. FT.

LOT 13
25,260 SQ. FT.

LOT 14
24,218 SQ. FT.

LOT 15
24,723 SQ. FT.

Stormwater pond with natural seeding and open water pockets

Economy Prairie Seed Mix
Economy Prairie Seed Mix

OUTLOT "B"
28,469 SQ. FT.

OUTLOT "D"
86,560 SQ. FT.

Sight triangle
Sight triangle

RIVERWOODS ROAD

BRIARY LA

Trail connection to park

Cardno Stormwater Seed Mix

Botanical Name	Common Name	Oz./Acre
PERMANENT GRASSES/SEDGES/RUSHES		
Carex cristatella	Crested Oval Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	1.00
Juncus torreyi	Torrey's Rush	0.25
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	8.00
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.50
Scirpus fluviatilis	River Bulrush	0.25
Scirpus validus	Great Bulrush	6.00
		40.25

TEMPORARY COVER

Botanical Name	Common Name	Oz./Acre
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
		460.00

FORBS

Botanical Name	Common Name	Oz./Acre
Alisma spp.	Water Plantain Mix	4.25
Asclepias incarnate	Swamp Milkweed	1.50
Bidens spp.	Bidens Mix	2.00
Helenium autumnale	Sneezeweed	2.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonewort	0.50
Polygonum pennsylvanicum	Pinkweed	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Thalictrum dasycarpum	Purple Meadow Rue	2.00
		20.50

Apply at 32.5 pounds per acre

Cardno Swale Seed Mix

Botanical Name	Common Name	Oz./Acre
PERMANENT GRASSES/SEDGES		
Andropogon gerardii	Big Bluestem	4.00
Carex comosa	Bristly Sedge	2.50
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	2.50
Carex spp.	Prairie Sedge Mix	8.00
Carex vulpinoidea	Brown Fox Sedge	4.00
Elymus virginicus	Virginia Wild Rye	8.00
Glyceria striata	Fowl Manna Grass	1.00
Panicum virgatum	Switch Grass	2.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
Spartina pectinata	Prairie Cord Grass	3.00
		Total 40.00

TEMPORARY COVER

Botanical Name	Common Name	Oz./Acre
Avena sativa	Common Oats	360.00
Lolium multiflorum	Annual Rye	100.00
		Total 460.00

FORBS

Botanical Name	Common Name	Oz./Acre
Alisma spp.	Water Plantain (Various)	1.00
Asclepias incarnate	Swamp Milkweed	2.00
Aster novae-angliae	New England Aster	1.00
Carex trisperis	Tall Carex	1.00
Eupatorium maculatum	Spotted Joe-Pye Weed	0.25
Iris virginica	Blue Flag	4.00
Liatris spicata	Marsh Blazing Star	1.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Lycopus americanus	Common Water Horehound	0.25
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rudbeckia triloba	Brown-Eyed Susan	0.50
Sagittaria latifolia	Common Arrowhead	0.25
Senna hebecarpa	Wild Senna	1.00
Silphium terebinthinaceum	Prairie Dock	1.00
Verbena hastata	Blue Vervain	1.50
Zizia aurea	Golden Alexanders	0.75
		Total 16.75

Apply at 32.5 pounds per acre

Plant List

Key	Quantity	Common Name	Botanical Name	Size	Comments
Canopy Trees					
ACFR	9	AUTUMN BLAZE MAPLE	Acer freemani	2" BB	
ACRR	5	RED SUNSET MAPLE	Acer rubrum 'Red Sunset'	2" BB	
ACSA	6	SUGAR MAPLE	Acer saccharum	2" BB	
CEOC	5	COMMON HACKBERRY	Celtis occidentalis	2" BB	
GLTI	12	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos var inermis 'Shademaster'	2" BB	
QURU	12	NORTHERN RED OAK	Quercus rubra borealis	2" BB	
TIAR	8	REDMOND AMERICAN LINDEN	Tilia americana 'Redmond'	2" BB	

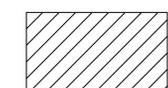
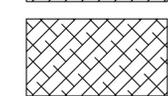
Village of Lincolnshire Required Landscaping

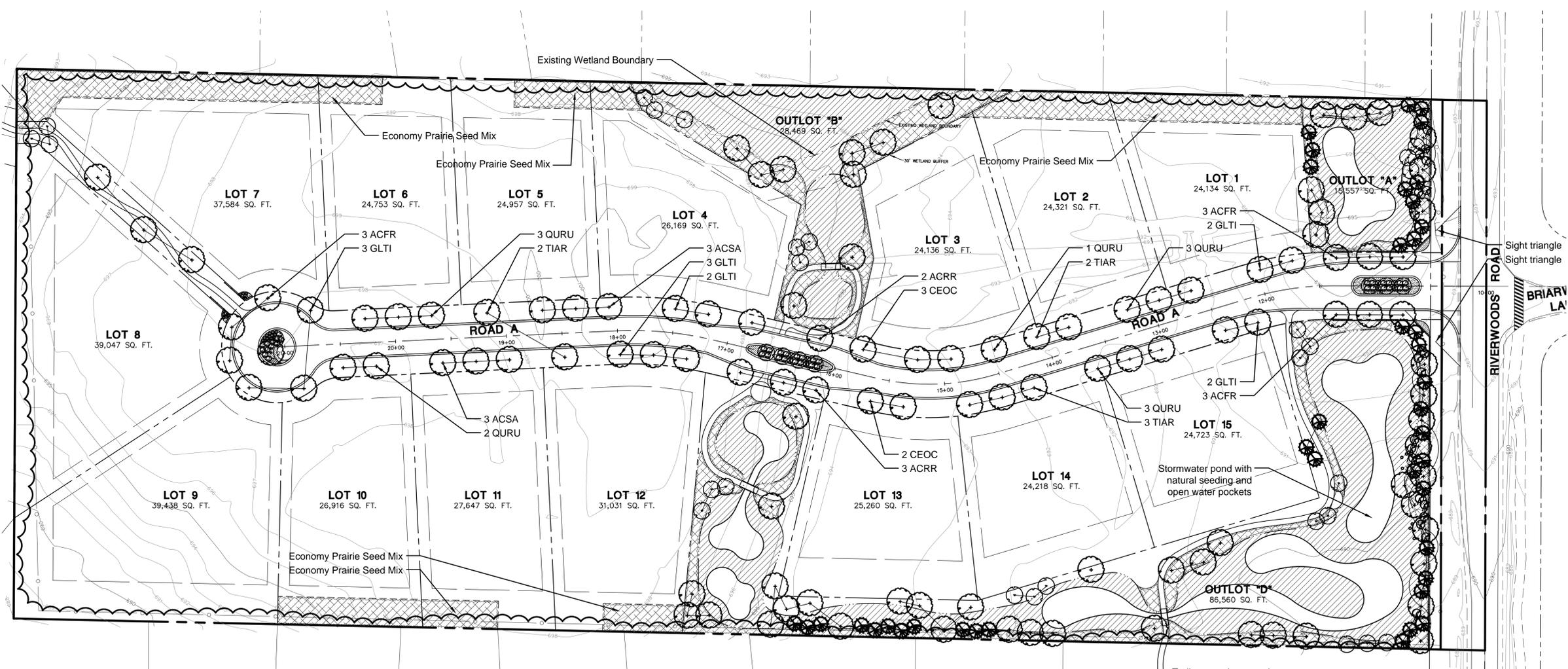
Street Trees

Briarwood Lane
 2294.63 feet of total frontage (both sides)
 1 tree per 40 feet = (57.3) = 57 trees

Riverwoods Road
 492.96 feet (one side)
 1 tree per 40 feet = (12.3) = 12 trees

Seeding Legend

-  IDOT CLASS 1 SEEDING TURF
-  Cardno Stormwater Seed Mix Native Grasses
-  Cardno Swale Seed Mix Native Grasses



1 Overall Site Plan

1" = 50'-0"



DRAWN BY: []
 CHECKED BY: []
 REVISIONS: []
 DATE: []

Manhard CONSULTING LTD.
 700 Brimley Circle, Suite 100, Lincolnshire, IL 60468
 815.709.1100
 www.manhardconsulting.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

MANORS OF WHYTEGATE RESIDENTIAL DEVELOPMENT
LINCOLNSHIRE, ILLINOIS
OVERALL LANDSCAPE PLAN

PROJ. MGR.: JGC
 PROJ. ASSOC.: MN
 DRAWN BY: MN
 DATE: 1/27/2016
 SCALE: AS NOTED

SHEET
L1 OF **L4**
 ACCLN3

EXISTING HEDGEROW TO REMAIN

OUTLOT "B"

28,469 SQ. FT.

EXISTING WETLAND BOUNDARY

3 CECA

3 QUBI

30' WETLAND BUFFER

1 ACSA

Economy Prairie Seed Mix

LOT 4

26,169 SQ. FT.

3 CASP

Stormwater Seed Mix

1 GYDI

Pathway Trail

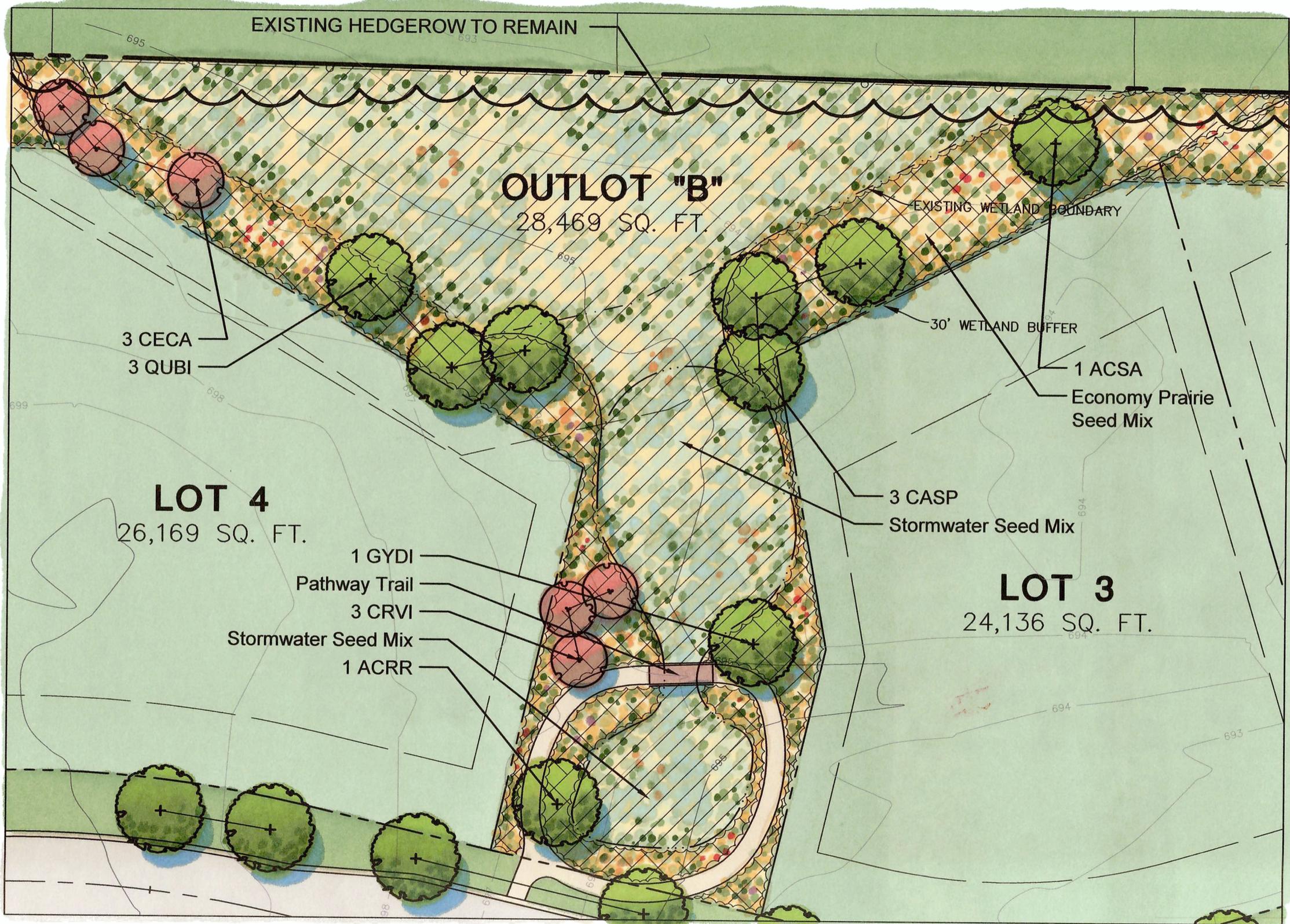
3 CRVI

Stormwater Seed Mix

1 ACRR

LOT 3

24,136 SQ. FT.



LOT 1
134 SQ. FT.

- 3 QUMC
- 3 PIST
- 3 TADI
- 4 VINW
- 3 CECA
- 3 GLTI
- 3 PIST
- 3 HAVE

Detention Basin

Stormwater Seed Mix

- 3 PIPU
- 3 LISY

Economy Prairie Seed Mix

OUTLOT "A"
15,557⁹⁵ SQ. FT.

Stormwater Seed Mix

144 ALGE

16 RHAG

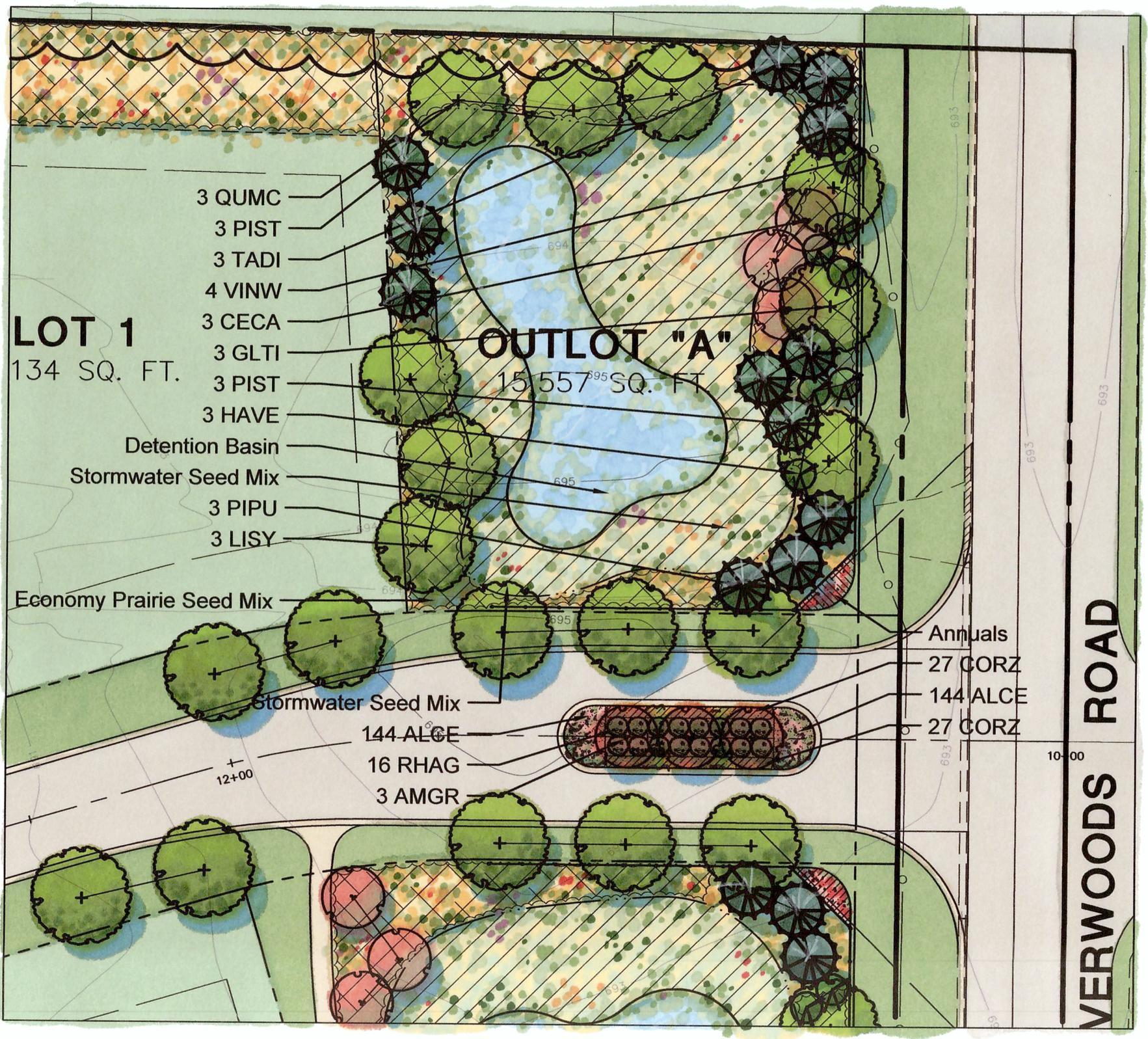
3 AMGR

- Annuals
- 27 CORZ
- 144 ALCE
- 27 CORZ

VERWOODS ROAD

12+00

10+00



Architectural Design Covenants

- A. Architectural Integrity and Consistency:** The various elements of the home are to be compatible and consistent with the prominent architectural style.
- B. Significant Appeal:** The architectural style, the detailing of the exterior trim, the appointments, the building materials, the colors, and the installation and application of the same shall combine to create a distinctive character and significant appeal.
- C. Singular Improvement:**
1. No more than one (1) home of the same elevation shall be built within Manors of Whytegate.
 2. No home shall be built within Manors of Whytegate which is of the same or similar design as another home already built or approved within Manors of Whytegate unless the home has at least two (2) of the following features different from previously built or approved homes:
 - (i) the basic arrangement of the building and its front elevation elements, such as: windows, shutters, doors, entryways or entryway treatments and porches;
 - (ii) the predominant building color of the home
 - (iii) the major exterior building materials (such as: vertical siding, horizontal siding, brick, stone or stucco) or the significant relative proportion of their use;
 - (iv) the roofing materials, such as: wood shakes, slate, tile, architectural asphalt;
 - (v) the roof structure or style, such as: hip, gable, mansard, etc.;
 - (vi) the site orientation: right-hand or left-hand orientation;
 - (vii) the style of home (i.e., Country French, Tudor, Georgian, Victorian, Cape Cod, etc.).
- D. Professional Quality:** Factors such as roof pitch, the size and location of the windows, the chimney detailing and other elements shall all be considered. The overall appearance of the improvements shall be one of professional quality.

Primary architectural elements and materials that are part of the front elevation of a structure shall be included on all other elevations (sides and rear elevations) at a ratio of approximately two to one. For example: if a front elevation is 100% brick, then the side and rear elevations should be approximately 50% brick on an aggregate basis (with the chimney alone not fully satisfying this requirement). Front elevation accent materials such as stone are excluded from this requirement. The enforcement of this requirement may be adjusted in order to not sacrifice high-quality architectural design for the sake of satisfying a formula.

A home with a “shirt front” of brick (which is brick on the front of home only) will not be acceptable. The brick must be continued on the side elevations with the brick either continuing on all elevations or having a logical and pleasing termination of the brick material. All sides of the structure shall be designed with a pleasing inclusion and balance of architectural elements: trim detailing, appointments, windows and/or doors. A façade unrelated to the rest of the structure is not in keeping with the desired design criteria.

E. Additional Requirements:

1. 40 foot minimum sideyard separation between Homes
2. 100% of Homes to have a minimum of 3 car garage
3. 70% of Homes to have side-entry garage
4. 30% of Homes to have T garage (1 garage side-entry; 1 garage forward facing)

Manors of Whytegate

19 LOT PLAN

Total Area in Lots	476,124 sq.ft.	10.93 acres	72.9%
Total Area in Open Space	90,031 sq.ft.	2.07 acres	13.8%
Total Area in Existing & Proposed Right-of-Way	87,324 sq.ft.	2.00 acres	13.3%
Total Site	653,479 sq.ft.	15.00 acres	100.0%
Density	1.26 units/acre		
Smallest Lot	20,870 sq.ft.		
Largest Lot	37,317 sq.ft.		
Average Lot Size	24,849 sq.ft.		

17 LOT PLAN

Total Area in Lots	468,008 sq.ft.	10.74 acres	71.6%
Total Area in Open Space	91,765 sq.ft.	2.11 acres	14.1%
Total Area in Existing & Proposed Right-of-Way	93,706 sq.ft.	2.15 acres	14.3%
Total Site	653,479 sq.ft.	15.00 acres	100.0%
Density	1.13 units/acre		
Smallest Lot	23,209 sq.ft.		
Largest Lot	39,460 sq.ft.		
Average Lot Size	27,530 sq.ft.		

15 LOT PLAN

Total Area in Lots	424,334 sq.ft.	9.74 acres	64.9%
Total Area in Open Space	130,586 sq.ft.	3.00 acres	20.0%
Total Area in Existing & Proposed Right-of-Way	98,559 sq.ft.	2.26 acres	15.1%
Total Site	653,479 sq.ft.	15.00 acres	100.0%
Density	1.00 units/acre		
Smallest Lot	24,134 sq.ft.		
Largest Lot	39,438 sq.ft.		
Average Lot Size	28,289 sq.ft.		

Change in Approved Single-Family Residential Subdivisions North of Route 22 - Initial Referral to Final Approval

Subdivision Name	COW Referral	Proposed Lots	Final Lots	% Change	Acres	Actual Density (units/acre)	Zoning	Max Permitted Density (per Zoning Code)
Anvil Farms	1/11/1988	7	7	0	*	-	R1	1.0
Bishop's Gate	1/25/1988	7	7	0	*	-	R1	1.0
Brampton Woods	9/23/1986	18	16	-11	*	-	R2A	1.25
Briarwoods	2/6/1989	17	14	-17.6	13.94	1.00	R2A	1.25
Brookwood Farms	12/13/2004	17	9	-47	19.534	0.46	R1	1
Lincolnshire Forest	7/8/2002	10	9	-10	11.704	0.77	R2A	1.25
Lincolnshire Woods - Units 1-4	10/5/1976	171	174	1.7	142.41	1.22	R2A	1.25
Manors of Brampton Woods	3/30/1989	11	10	-9		-	R2	2.0
Manors of Brampton Woods - Unit 2	4/24/2006	11	12**	9	16.79**	.71**	R2	2.0
Meadows of Birch Lake	7/24/1995	49	39	-20	39.8	0.98	R2A	1.25
Old Mill Woods	5/29/2001	45	27	-40	56.1	0.48	R2A	1.25
Whytegate - Unit 1	12/17/1984	29	29	0	22.68	1.28	R2A	1.25
Whytegate - Unit 2	12/17/1984	22	22	0	18.15	1.21	R2A	1.25
Whytegate - Unit 3	12/17/1984	19	19	0	15	1.27	R2A	1.25

Last updated 03/09/2016

*Information not immediately available, additional research required.

** Includes 308 Hamilton

accommodate the increase in residential activity. As identified in the Transportation Map (see Maps, Chapter 10), vehicular access to the site should be provided via a curb-cut on Riverwoods Road, directly east of the existing Brookwood Farms subdivision entrance, and a second Riverwoods Road curb-cut between the Ascension of Our Lord Greek Orthodox Church and the Meadows of Birch Lake subdivision. Dual roadway access for this Area will improve traffic flow on Riverwoods Road as encouraged by Lake County Division of Transportation roadway design standards. In addition, Farrington Drive should be considered as a secondary means of vehicular accessibility to the site, linking the Meadows of Birch Lake to future residential development within this planning area and aiding in traffic circulation during periods of peak traffic flow on Riverwoods Road. An additional point of ingress/egress to the planning area from Farrington Drive will also enhance traffic safety and accessibility to both developments. While secondary street connectivity from Farrington Drive is strongly encouraged, if such vehicular connectivity is not supported, pedestrian/path access should be integrated in place of street access.

***Critical Area 2**

The future land use of Area 2 is of particular importance as a result of its high level of visibility and resulting level of potential impact upon the adjacent residential neighborhoods of the Whytegate, Briarwoods, Lincolnshire Woods and Manors of Brampton Woods subdivisions, which entirely surround the parcel.

Area 2 is composed of approximately 14 acres and is likely the least complicated components of this sector as a result of its minimal level of natural features and existing development. The site is composed of limited trees located immediately adjacent to the existing rural-remnant single-family residence and long rural driveway that provides access to the site via Riverwoods Road. Although there are no other natural features currently present on the site, the property no longer demonstrates indications of its former agricultural use.

Land Use Recommendation: Environmentally Sensitive Residential

The future land use and development of this planning area must be closely evaluated as a result of the potential impact that such development could have on the surrounding established residential neighborhoods of the Whytegate, Briarwoods, Lincolnshire Woods and Manors of Brampton Woods subdivisions that surround the site. The character of these adjacent residential developments lends this Area's future land use to development of "Environmentally Sensitive Residential". Although the site does not contain the extensive woodlands, tree clusters, or nature features that are generally indicative of property placed within the "Environmentally Sensitive Residential" land use classification, it is imperative that it is developed in a manner consistent with that of the existing neighborhoods to ensure uniformity, consistency and cohesion as an integrated component of the residential community upon completion. Additionally, the existing grove of trees located in the center of the northern property line is directly in line with the conservation outlot of the Whytegate Unit 3 Subdivision to the north, which further supports preservation efforts for this parcel to foster consistent in-fill development patterns.



Soil borings and similar environmental analyses should be conducted to determine the existence of former or deteriorated wetlands on site to enable their potential restoration or possible expansion. Where possible, conservation outlots or private conservancy areas should be integrated into

EAST SECTOR

CH
3A

development of the site to preserve existing trees. Ingress and egress to the planning area should be provided via a single curb-cut on Riverwoods Road, immediately opposite Briarwood Lane. Although a secondary means of accessibility to the site via a street connection to Brampton Lane was anticipated through the Village's previous planning efforts, which resulted in the dedication of right-of-way to permit an easterly roadway extension, the Village Board has previously expressed their desire to abandon this connection. However, pedestrian path connectivity should be a strong consideration in lieu of a secondary street connection to further expand the Village's path system network by creating additional routes for alternative/recreational travel.

Critical Area 3

Area 3 is the most significant of the seven focus areas of the East Sector with regard to land area and undisturbed natural features. As remnants of the Florsheim family farm, this planning area contains the highest amount of intact acreage (111 acres) under common ownership of all the focus areas that are identified within this sector. As a result, the acquisition of this area for future development is likely to face significant interest to developers.

This Area fronts Half Day Road, a primary arterial State roadway, and Old Mill Road, a remnant rural thoroughfare that was converted to a cul-de-sac upon the construction of the Interstate Tollway 94. A secondary point of access to Fallstone Drive is provided via the immediately adjacent Lincolnshire Woods Subdivision. Finally, Area 3 distinguishes itself from the other focus areas of this plan due to the presence of substantial natural features such as wetlands, woodlands, floodplain, and the West Fork of the North Branch of the Chicago River, which traverses the eastern boundary of the Area.

Land Use Recommendation: Environmentally Sensitive Residential

As the most environmentally sensitive of the seven focus areas within the East Sector and potential significant impact on the surrounding character of the adjacent residential neighborhoods, this planning area has been placed within the "Environmental Estate Residential" future land use classification to permit residential development of 0.5-1.0 dwelling units per

acre. Residential development of this nature is consistent with the character of the Old Mill Woods subdivision and also provides the reduced density and increased sensitivity necessary to accommodate the existing natural elements of the site. This Area's contiguity to the Old Mill Woods subdivision and the Florsheim Nature Preserve will require substantial consideration of potential developmental impact on these adjacent properties. Landscape bufferyards in the form of dedicated park land or conservation outlots should be utilized along Half Day Road to mitigate the impact of traffic and preserve the semi-rural character of the Half Day Road corridor. As an indication of the exceptional level of environmental sensitivity that is maintained in this planning area, it is included in the North Branch Chicago River Watershed Plan, therefore, any development of this area should be subject to the criteria and recommendations set forth in said Watershed Plan.



As identified in the Transportation Map (see Maps, Chapter 10), ingress and egress to the site should be provided via a relocated single curb-cut on Half Day Road, opposite Berkshire Lane to create a four-way intersection, with potential for traffic signalization. In order to preserve the secondary means of accessibility and interlinking roadway network currently provided by Fallstone Drive, this roadway should be extended easterly from its current terminus at Old Mill Road to enable the creation a new three-way intersection upon the northerly extension of

**REQUEST FOR BOARD ACTION
Committee of the Whole
October 13, 2015**

Subject:	Proposed 17-lot R2A Single-Family Subdivision – Policy Phase (Mons Property at 1700 Riverwoods Road)
Action Requested:	Consideration of Zoning Board recommendation regarding Rezoning from the R1, Single-Family Residence District to the R2A, Single-Family Residence District, to permit the development of an environmentally sensitive large lot subdivision
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Referred To:	Zoning Board

Background:

- On May 21, 2015, the Zoning Board recommended by a vote of 4 yes votes and one no vote to rezone the property located at 1700 Riverwoods Road from R1, Single-Family Residence District, to R2A, Single-Family Residence District, as outlined in the R2A Policy Phase approval procedures, to permit development of an environmentally sensitive large lot subdivision.
- The subject parcel is currently improved with an existing vacant single-family residential home.
- The Petitioner seeks rezoning the 14-acre lot to the R2A District for development of a 17-lot, single-family subdivision.

Zoning Process Summary:

- Development proposals seeking the R2A zoning do not follow the traditional rezoning and subdivision process, rather the R2A zoning regulations require a two-phase review process:
 1. Policy Phase: In this first phase, the Zoning Board provides a recommendation on the proposed rezoning to the R2A District, based upon conceptual subdivisions plans. The Village Board then approves or disapproves the zoning change only (does not include subdivision, lot development or permit approval). A full analysis of the proposed subdivision, including platted-lot development, preliminary engineering and landscaping, does not occur until the Technical Phase.
 2. Technical Phase: Following zoning approval of the R2A, the second phase involves Village Board determination of the preliminary subdivision plat upon recommendation from the Zoning Board, then final subdivision plat determination following Zoning Board recommendation, and concludes with lot development permits approved by the Village Engineer and Forester.

The R2A Single-Family Residence District is designed to permit the development of environmentally sensitive large lot areas through the application of responsible environmental and other planning criteria. The intent is to encourage a creative approach to the use of land, preserve natural vegetation, topographic and geologic features, enhance the appearance of the neighborhoods by the conservation of forested areas, water bodies and the preservation of natural vegetation and wildlife and advance the various Lincolnshire planning policies outlined in the Official Comprehensive Policies Plan. (Source: Lincolnshire Zoning Code – Chapter 5, Article B)

- The R2A Zoning District permits a density of 0.5 – 1.0 units per acre. However, the Village Board may approve density premiums up to 1.25 units per acre where *“the petitioner shows special attention to protection and preservation of natural environmental resources and where the proposed development significantly advances the policy objectives of the Official Comprehensive Plan of the Village”*.

Environmental Features Summary:

- The R2A Zoning District was established to encourage a creative approach to land planning through preserving natural vegetation, conserving forested areas, water bodies and natural vegetation. The developer proposes to preserve and buffer the existing wetland area located in the north-central portion of the site, which aligns and continues the existing conservation outlot in the Whytegate Unit III subdivision to the north, to promote this environmentally-sensitive feature.
- The developer also proposes bio-swales located in rear yards and restricted landscape easements to further enhance the environmental component of the proposed R2A subdivision.

Subdivision Design/Layout Summary:

- The proposed 17-lot single-family subdivision follows a similar development pattern as Whytegate Unit III (immediately north), consisting of a single vehicular entrance from Riverwoods Road, terminating in a cul-de-sac, with a pedestrian path connection to Brampton Lane, as illustrated in the attached subdivision concept plan.
- Per R2A requirements, single-family lots shall be no smaller than 20,000 square feet, and must have an average lot size at least 22,000 square feet, which the conceptual development plans achieves, with an average lot size of 27,258.71 square feet.
- The proposed cul-de-sac measures 1,100’ long, in excess of the maximum permitted 800 ft. length (Sec. 7-5-2(G)). Although cul-de-sacs of this length are relatively common along both sides of Riverwoods Road (north of Rt. 22), a variation from the subdivision regulations will be required as part of the preliminary plat review during the technical phase, after consideration of the Rezoning in the current Policy Phase.

Density Summary:

- At the February 24, 2014 preliminary evaluation of the rezoning and subdivision requests, the Village Board requested the Zoning Board explore a reduction in density from the initially proposed 19 lots. Density was subsequently reduced to 17 lots for Zoning Board review. The density reduction is summarized below:

Meeting	Number of Lots	Land Area (acres)	Density (units/acre)
Feb 24 th Village Board Preliminary Evaluation	19	14.5	1.3
May 21 st Zoning Board	17	14.5	1.17

- Per Village Board request, the attached table provides a comparison of initial subdivision plans presented and COW referral and the final approved density for past single-family residential subdivisions north of Route 22.
- The Update 2012 Comprehensive Plan recommends rezoning of the subject property from the R1 District to a zoning consistent with the R2A District to support *“development consistent with the existing neighborhoods to ensure uniformity, consistency and cohesion*

as an integrated component of the residential community upon completion". The proposed R2A zoning is consistent with adjacent residential developments fronting Riverwoods Road and the proposed environmental enhancements are essential to demonstrating the environmental character of this parcel.

Per Village Board request, Staff mailed courtesy notices of Tuesday night's meeting to all surrounding residents within 250 ft. of the subject parcel.

Recommendation:

Consideration of rezoning to the R2A District, pursuant to the R2A Policy Phase, for a proposed 17-lot single-family residential subdivision and placement on the September 15th Consent Agenda for approval.

Reports and Documents Attached:

- Location Map.
- Draft Ordinance, prepared by Village Attorney Simon, includes Presentation Packet, prepared by Arthur J. Greene Construction Company and Manhard Consulting, Ltd., received October 6, 2015.
- Critical Area 2 Excerpt from Village of Lincolnshire Comprehensive Plan, Update 2012.
- Change in Approved Single-Family Residential Subdivisions North of Route 22 table, prepared by Staff.
- Staff Memorandum and Meeting Minutes of the May 21, 2015 Zoning Board.
- Email Correspondence from Dr. and Mrs. Mark Anderko, received May 13, 2015.

Meeting History	
Referral at Village Board (COW):	February 24, 2014
Zoning Board (Public Hearing):	May 21, 2015
Current Board Discussion (COW):	October 13, 2015



MINUTES
COMMITTEE OF THE WHOLE MEETING
Tuesday, October 13, 2015

Present:

Mayor Brandt	Trustee Feldman (Left at 9:55 p.m.)
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee McAllister	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Chief of Police Kinsey	Treasurer/Finance Director Peterson
Public Works Director Woodbury	Community & Economic Development
Village Planner Robles	Director McNellis

ROLL CALL

Mayor Brandt called the meeting to order at 8:25 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the September 28, 2015 Committee of the Whole Minutes

The minutes of the September 28, 2015 Committee of the Whole Meeting were approved as submitted.

 **3.0 ITEMS OF GENERAL BUSINESS**

3.1 Planning, Zoning and Land Use

3.11 Consideration of a Zoning Board recommendation regarding a request to Rezone a 14+ acre lot from R1 Single-Family Residence District to R2A Single-Family Residence District, to permit the development of a 17-lot environmentally sensitive large lot subdivision at 1700 Riverwoods Road (Arthur J. Greene Construction Company)

Mayor Brandt stated she had requested staff prepare information comparing the proposed development to others in Lincolnshire and the information has been provided at the meeting.

Village Planner Robles provided a summary of the recommendation regarding a request to rezone the development lot from R1 to R2A to permit the development of a 17-lot environmentally sensitive large lot subdivision by Arthur J. Greene Construction Company. A revised subdivision summary chart was provided to the Board today as requested by Mayor Brandt.

Mr. Jeff Greene, President of Arthur J. Greene introduced Mr. Glenn Christensen, Land Planner from Manhard Engineering and Mr. Tim Golatta, Vice President of Arthur J. Greene Construction Company.

Mr. Christensen provided a presentation indicating changes made since the last time this project was presented. Changes were made by Arthur J. Greene Construction Company prior to presenting to the Zoning Board. The original plan called for 19 lots and has since been revised to 17 lots.

Trustee McAllister asked if some of the proposed area is wetland. Mr. Christensen stated a portion is considered lowland but not wetland. Trustee McAllister asked if there have been drainage issues in this area. Public Works Director Woodbury noted there have not been drainage issues in this area in the past.

Trustee McDonough asked if Meadows of Birch Lake is zoned R2A. Village Planner Robles confirmed Meadows of Birch Lake is zoned R2A. Trustee McDonough asked what qualifies the Meadows of Birch Lake to be environmentally sensitive, and zoned R2A. Community & Economic Development Director McNellis noted the pond and all the environmental work in and around the area qualified Meadows of Birch Lake to be environmentally sensitive. Trustee McDonough asked what qualifies this proposed project to be environmentally sensitive. Village Planner Robles stated the wetlands that continue onto the parcel from Whytegate and the park or green space qualify it to be rezoned R2A. Trustee McDonough asked how it compares to the other environmentally sensitive zoned areas. Village Planner Robles stated the proposed project is comparable to what is directly to the north, but comparisons with other subdivisions is a different comparison. Mayor Brandt noted all the comparisons to this project have been to Whytegate which was approved in 1984, and Lincolnshire is currently in a different building pattern. Mayor Brandt noted her opinion was comparison should be made to some of the more recent subdivisions.

Mayor Brandt asked if the proposed lot size, based on more current development is the look the Board wants. A brief conversation regarding lot size compared to proposed square footage of the homes in comparison to other subdivisions in Lincolnshire followed. Mr. Greene noted the typical goal of a buyer is to build larger homes on larger lots as to compare to the surrounding homes; if the lot size becomes larger, he would expect buyers to want a larger home.

Trustee Grujanac noted the topography of the proposed plan slopes toward an existing house to the west and wanted to know how the flow of drainage would affect this existing home. Community & Economic Development Director McNellis stated a swale would be created to bring the water back around to the front of the lots.

Mr. Christensen noted the Comprehensive Plan was the criteria followed when planning the subdivision. Mayor Brandt stated more homes have been built in recent years on a larger lot and would like Arthur J. Greene Construction Company to consider this when planning.

Trustee Mark Hancock noted concern about approving a development through zoning and the lack of impact the Board has regarding the size of the homes, the setbacks and the look of the homes. Mr. Greene noted Arthur J. Greene Construction Company comes up with plans based on demand, and certain guidelines are created with staff. Mayor Brandt noted her concern is the density compared to other current projects. Trustee Hancock noted his concern is variation of development. Trustee McDonough noted his opinion was that Arthur J. Greene Construction Company could provide the variation and architecture needed but had concern with the revised zoning request. Trustee McDonough noted he would consider only one lot in the proposed development to meet the R2A criteria. Mr. Christensen noted the site in the past was farmed and the desire was to be compared with the adjacent developments. Trustee McDonough noted providing a park could possibly capitulate this as being rezoned R2A.

Mr. Joseph Cloonen, resident on Whitmore Lane, north of the proposed development, stated he is aware the school district is not in favor of the development. Mayor Brandt stated the school district is not in favor of any development due to capacity and having to add on to the schools, but the Village Board has to try and balance what is in the best interest of the Village. Mr. Cloonen stated he attended the Zoning Board review of this project, and it was not a unanimous vote to approve. It was noted in the Zoning Board meeting the developers met the criteria, and Mr. Cloonen stated it is the Trustees who are representing what is in the best interest of the resident not the developer. Mr. Cloonen noted open space is what differentiates Lincolnshire from the surrounding communities, and his request is not to approve the proposed subdivision.

Trustees Grujanac and McDonough noted it was their opinion to add conservancy/open area and landscaping. Trustee Grujanac and Mayor Brandt suggested putting a sample building and driveway footprint of one of the proposed houses on the plans to review.

Continued conversations took place regarding landscaping, lot size, building product and architectural variation.

Mr. Christensen asked the Board what the correct way to proceed is, and asked if it was to come back with a PUD. Community & Economic Development Director McNellis stated the current path of rezoning is the recommended direction. Village Planner Robles outlined the process.

There was a consensus of the Board was for Arthur J. Greene Construction Company to revise the plans to include additional

landscaping and environmentally sensitive areas, less lots, less density, and revised garage locations.

3.2 Finance and Administration

3.21 Official Announcement of Estimated Amount to be Raised by Ad Valorem Taxes for the 2015 Tax Levy to be Collected in Fiscal Year 2016 (Village of Lincolnshire)

Finance Director/Treasurer Peterson officially announced the estimated amount to be raised by Ad Valorem Taxes for the 2015 tax levy to be collected in fiscal year 2016. The tax rate has been maintained for four years. Further discussions will be made on November 23, 2015.

Trustee McDonough asked how much of the EAV is new development. Finance Director/Treasurer Peterson noted real amounts will not come out until April.

3.22 Consideration and Discussion of Amendment to Police Pension Funding Policy (Village of Lincolnshire)

Finance Director/Treasurer Peterson provided a summary of the proposed amendment to the Police Pension Funding Policy.

Trustee Hancock noted his opinion was the actuary background is there, and asked if it is still the discretion of the Board and staff regarding what the allocation will be. Village Manger Burke noted the final allocation is for the Board to decide.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.3 Public Works

3.31 Consideration and Discussion of a Joint Purchasing Agreement with Compass Minerals Incorporated in the Amount of \$28,176.00, and Cargill Incorporated in the Amount of \$13,556.00, for the Purchase of Rock Salt for the 2015-2016 Winter Season (Village of Lincolnshire)

Public Works Director Woodbury provided a summary of the joint purchasing agreement with Compass Minerals Incorporated and Cargill Incorporated for the purchase of rock salt. The purpose of dual purchasing is to anticipate pricing.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.4 Public Safety

3.5 Parks and Recreation

REQUEST FOR BOARD ACTION
Committee of the Whole
March 14, 2016

Subject: Consideration of an Ordinance Authorizing the Disposal of Surplus Property

Action Requested: Consideration and Direct Placement on the April 4, 2016 Consent Agenda for Approval

Originated By/Contact: Youssef Shoukry, Management Analyst

Referred To: Village Board

Summary / Background:

Several departments are in possession of surplus or non-operational equipment requiring sale or disposal. This includes vehicles and surplus police, office, and park equipment. Equipment will be traded-in, auctioned, or recycled. An ordinance is required by Chapter 65, Section 5/11-76-4 of the Illinois Compiled Statutes authorizing the disposal of surplus equipment.

Budget Impact:

To be determined as a result of sale of surplus property

Service Delivery Impact:

All equipment in question has been replaced or become obsolete; staff does not foresee any issues of service delivery impact.

Recommendation:

Staff recommends direct placement of the draft ordinance on the April 4, 2015 meeting agenda for approval.

Reports and Documents Attached:

- Draft Ordinance
- Exhibit A containing all equipment to be disposed

Meeting History	
Initial Referral to Village Board (COW):	March 14, 2016
Regular Village Board Meeting:	

EXHIBIT A

Disposal Inventory Form

Your Name: Youssef Shoukry, Management Analyst
 Agency Name: Village of Lincolnshire
 Agency Address: One Olde Half Day Road
 Lincolnshire, IL 60069
 Agency Phone: (847) 913-2332

VIN # OR S/N	Type	Year	Make and Model	Comments
Vehicles				
1GBHK34647E584773	Truck	2007	Chevrolet Silverado K3500	To be auctioned
1GCHK24U72E134211	Truck	2002	Chevrolet Silverado K2500	To be auctioned
2FAHP71V99X136682	Sedan	2009	Ford Crown Victoria	To be auctioned
1GNFK030X8R241529	SUV	2008	Chevy Tahoe	To be auctioned
1FMFU16599EB20138	SUV	2009	Ford Expedition	To be auctioned
1GDJK34D16E164104	Truck	2006	GMC Sierra K3500	To be auctioned
Police Equipment				
UL000217	Radar	N/A	Laser Technology Ultra Lite LTI 20-20	To be auctioned
UX003827	Radar	N/A	Laser Technology Ultra Lite	To be auctioned
K08278	Light control box	N/A	Unitrol 480	To be auctioned
Office Equipment				
N/A	Shredder	N/A	Fellows PS80C-2	Non-functioning, to be recycled
Other				
9679410442	Chainsaw	2010	ICS 680GC	To be auctioned
10801-2107	Fertilizer Spreader	2002	Lely L1250	To be auctioned
07273-311000176	Utility Vehicle	2011	Toro Workman MDX	To be auctioned
30495-315000106	Utility Vehicle	2011	Toro Ground Master 7200	To be auctioned
008132	Snow Blower	2002	Ariens 522E	To be auctioned
12H802-1966-83	Push Mower	2002	Ariens 21	To be auctioned

**REQUEST FOR BOARD ACTION
MARCH 14, 2016 COMMITTEE-OF-THE-WHOLE MEETING**

Subject: Report Regarding Enterprise Software AccessMyGov Online Interface Deployment Options (Village of Lincolnshire)

Action Requested: Consideration, Discussion, and Feedback on Report Regarding AccessMyGov Deployment (Village of Lincolnshire)

Originated By/Contact: Youssef Shoukry, Management Analyst

Referred To: Village Board

Summary / Background:

In late-2015, staff implemented a new suite of interconnected software (BS&A) used for various organization functions including finance and accounting, work order management, and permitting and development project management. In addition to internal workflow improvements, the new software includes an internet-based public interface for residents to find information, access certain services and report concerns. The online component of this software is called AccessMyGov, or AMG. This report provides information on the functions and added services of AMG, as well as solicit Board direction on types of information to be made available on the AMG site.

What does AccessMyGov Do?

AMG is a website which acts as an information interface with the Village's internal software. The site provides the opportunity to apply for permits, schedule inspections and submit various types of service requests online. In addition, AMG allows the Village to make available information about permits, inspections, utility account information, and other types of information associated with Village services via an online service portal.

Why AccessMyGov?

The AMG site not only enhances services provided to customers in the form of online permit application, inspection scheduling, and services request system, but also adds a layer of transparency to Village information previously not possible. Staff plans to make the following services available online through the AMG system:

- **Online Service Request System:** BS&A's AMG includes a robust online request system which allows residents to report issues and request assistance from the Village. Residents can send in requests and monitor the status of their request until it is resolved. The software permits the user to choose whether or not to receive email notification updates for requests they have made. Staff has tested the system extensively and plans to utilize all Village communication outlets (website, e-newsletter, print newsletter, Facebook, Twitter) to promote the system.
- **Online Permitting and Inspection System:** BS&A's AMG allows residents and contractors to request certain permits (such as building or tree permits) as well as schedule inspections online. Residents will also be able to pay for these permits online and print them directly from the AMG website, eliminating the need to visit the Village Hall. The system also allows residents to check on the progress of their projects and the work done by their contractor.

For example, a resident can access their property record through AMG and see that their contractor failed the last inspection related to the work being done on their property. The system will also allow user to view the related notes on each inspection.

- **Information Look-Up:** The system allows residents to look up information on development projects in the Village, water billing account status, and other information related to properties in the Village. This feature allows for greater transparency and is anticipated to reduce the number of freedom of information requests the Village receives.

Transparency

BS&A allows for precise control over the type of information available on the AccessMyGov website. Staff seeks Board direction on the types of information made available and ways users can search the AMG site for information. Staff's approach in building the test site was to make available any non-sensitive information which is subject to FOIA via the AMG portal.

Staff recommends users be able to search for information using the following search functions:

- Property Address
- Property Owner Name
- Parcel Number
- Utility Billing Account Number

As such, a visitor to the AMG site would be able to search for any address, parcel, or name (first or last) in the Village associated with a property and view information related to that property.

The information viewable once a record has been found is outlined below.

Staff recommends the following information be available for look up, however any of the options below or specific details of information can be hidden:

- **General Property Information:** The name of the property owner, the address of the property, the name of the occupant (if different), and the parcel number of the property. Staff recommends hiding phone numbers associated with the property. Property owner information is already available online already from other sources such as the tax assessor's office.
- **Building Project and Permit Information:** The name of the applicant, the type of work/permit, stipulations to the work, inspections related to the permit, violations to the permit, and contractor/licensee information. Staff recommends hiding phone numbers of the contractor, applicant, and owner, as well as costs associated with permits such as permit fees. Hiding phone numbers as well as costs associated with permits allows access to information while not exposing sensitive information. Any sensitive documents, such as building plans, would not be visible to visitors to the site.
- **Planning & Zoning Development Information:** Staff also recommends making planning and zoning process information visible (e.g. the progress of a special use petition as it makes its way through the planning and zoning process). Given that development process information is public record and subject to FOIA, staff feels making the information available on the AMG site on-demand allows residents and other stakeholders the opportunity to find information relevant to them faster. It will also have the added benefit of reducing staff time handling FOIA and general inquiry requests.

- **Code Enforcement Information:** Staff recommends making code enforcements related to a property visible and searchable. This includes the type of enforcement (such as tall grass or refuse accumulation) the status, and the results of the enforcement. For example, visitors can see a property received a tall grass complaint, and it was closed with the staff notes: "Residents trimmed grass to appropriate height".
- **Utility Billing Information:** Visitors to the site will be able to look up information regarding their utility billing account using a unique access number only the account holder can access. The unique access number will be printed on each account holder's monthly bill. With the pin number, the account holder can see payment and usage history.

AMG Payments

In order to process building permits online, the Village must partner with one of three payment vendors preferred by and integrated with the BS&A software. The Village's current credit card payment provider is not one of the companies who has an existing relationship with BS&A. Staff is in the process of evaluating the three credit card vendors linked to the enterprise software system. Per previous Board direction, staff plans to structure the credit card payment system so as to pass on any service fees associated with online payments to users of the system. Once staff determines which payment processor best fits the Village's needs, staff plans to proceed in formalizing a relationship for credit card processing with this new vendor. At this time, staff seeks Village Board authorization to engage with a vendor, once identified, providing the only costs to the Village are initial implementation costs which fall under the Village Manager's existing purchasing authority. At this time, staff anticipates the costs for implementation with any of the three potential vendors is below \$2,000.

Budget Impact:

Not Applicable.

Service Delivery Impact:

Staff anticipates the increased access to information and new features will enhance the customer experience.

Recommendation:

Staff recommends authorizing staff to publish the AccessMyGov site in accordance with the above information and to authorize staff to engage with a credit card payment vendor providing costs fall within Village Manager authority.

Reports and Documents Attached:

- None

Meeting History	
Initial Referral to Village Board (COW):	March 14, 2016

**REQUEST FOR BOARD ACTION
COMMITTEE OF THE WHOLE**

March 14, 2016

Subject: Consideration of Purchase of a Trailer Mounted Sewer Flusher with Camera System (Unit #502) Under the National Joint Powers Alliance contract number (022014-SCA) awarded to Sewer Equipment Company of America from Dixon, IL in an amount not to exceed \$144,796.23

Action Requested: Consideration, Discussion, And Placement on the April 4, 2016 Consent Agenda

Originated By/Contact: Anthony D. Brucato, Fleet Maintenance Foreman

Referred To: Village Board

Summary / Background:

The Public Works Department requests replacement of a 1998 747-FR2000 Rotator Jet Sewer Flusher. The existing Sewer Flusher, purchased in 1998, was originally scheduled to be replaced in 2013. This piece of equipment is used on a regular basis on an average of approximately 3 times per week to flush and root cut storm and sanitary sewer lines. Replacement of the current unit has been delayed three years past its original replacement date.

The existing unit is no longer able to serve the Streets and Utilities departments effectively. The current unit can no longer produce sufficient water pressure to unclog sewer pipes efficiently resulting in much longer back up times. Sewer back-ups that have traditionally taken 15-30 minutes to clear are now taking Public Works staff 2-4 hours. Additionally, the current water pump is no longer manufactured. Should the existing water pump (last replaced in 2000) fail, it would not be able to be replaced. Also, the trailer is in need of replacement wheel bearings, seals and races for both axles.



Figure 1 – Existing Water Pump



Figure 2 – Aging Engine

Contracting out this work would cause delayed response times allowing for the probability of floodwater or sewage to enter residential and commercial properties. The new unit will produce a much higher water pressure which will permit staff to clear the larger obstructions the current machine simply cannot clear. The proposed unit would also include a cleaner burning engine

and provide the capability to televise sewer, water and storm sewer lines in emergency situations.

Budget Impact:

There is currently \$180,000 budgeted in account 51-21-80-3502 for this purchase in the fiscal year 2016. The National Joint Powers Alliance (NJPA) total price of \$144,796.23 is \$35,203.77 under the budgeted amount. This savings is due to a significantly reduced cost through the NJPA program as opposed to the Village bidding this equipment on its own.

Staff also has investigated a lease option for this unit. Leasing this unit through the current National Joint Powers Alliance (NJPA) contract is not an option as the Village would have to go directly through the manufacturer. If the Village were to pursue leasing through the manufacturer, this would add 16% to the total purchase price. For example, the cost for a 5-year lease is \$167,940.00 which is \$23,143.77 higher than the purchase price. The Village would then own the machine at the end of the 5 years.

Service Delivery Impact:

Failing to replace this equipment could lead to residential property damage in the event of pipe blockages on the Village's sewer systems. As the Village's infrastructure continues to age, the number of these incidents will continue to increase.

Recommendation:

Staff has researched the recommended replacement unit and is satisfied the unit will meet Village needs. The contractor is reputable and sold the Village the current unit which has lasted 18 years. Staff recommends the purchase of the unit from Sewer Equipment of America as specified on the NJPA attached cost and build sheet in an amount not to exceed \$144,796.23.

Reports and Documents Attached:

- **Trailer Cost and Build Sheet**
- **Sewer Equipment Co. of America – Proposal Acceptance and Award Notice**

Meeting History	
Initial Referral to Village Board (COW):	March 14, 2016
Regular Village Board Meeting:	April 4, 2016



Sewer Equipment of Illinois
 4405 Roberts Rd, Island Lake, IL 60042
 Phone: (800) 323-1604
 Fax: (815) 284-0453
www.sewerequipment.com
 Sales: Ernie Bakakos (847) 274-9324

Date: 01/15/15
 Company: Village of Lincolnshire, IL
 Address: 205 Shelter Road
 City-State-Zip: Lincolnshire, IL 60069
 Contact: Anthony Brucato
 Phone / Fax: (224) 629-6117
 Email: abrucato@lincolnshire.il.gov

747-FR2000TV ~ Trailer Mounted High Pressure Sewer Cleaner w/ TV System



Engine/Pump:

Caterpillar 91 hp Diesel Engine
 FE Meyers 40 gpm @ 2000 psi
 Lighted NEMA 4 control panel
 Tachometer / Hour Meter
 Auto Shutdown (for high engine temp/low oil pressure)
 Air Purge Valve
 Painted Steel Shroud enclosure with locking access doors
 Recirculation System

Hose Reel & Hose:

Dual Reel system:
 Reel A - Rotating Safety reel with 500' of Umbilical Cord™@2500psi
 Reel B - Rotating Safety reel with 600' of 3/4" @ 2500 psi Hose

Trailer:

Tandem Axles 14,000 GVWR
 Electric brakes, 2-5/16 ball hitch
 Aluminum toolbox
 D.O.T. Approved LED Lighting

Accessories:

10' Leader Hose, BB Hose Guide
 Tri-Star (chisel point) nozzle
 DD (high flow) nozzle
 Finned Nozzle extension
 25' Fill Hose, Nozzle Rack
 Washdown gun w/ 25' ext. hose
 Upstream Pulley Guide
 Paper Operator/Owner Manual
 CD (Digital) Operator/Owner Manual

Tank & Fill:

700 Gal Black Duraprolene Tank
 2.5" Fill System

TV System:

Self-Leveling Color TV camera
 (1) 4" Jet Pod skid
 Color Monitor
 DVR w/ Removable SD Card

UPGRADED OPTIONS:

ENGINE / PUMP OPTIONS:

UPGRADE TO 40 GPM / 3000 PSI WATER PUMP
 HYDRAULIC PRESSURE GAUGE
 DRAIN VALVES FOR WATER PUMP



HOSE REEL / HOSE OPTIONS:

AUTOMATIC LEVEL WIND with HYDRAULIC UP/DOWN ACTION
 DIGITAL 'SMART COUNTER' w/ ON SCREEN FOOTAGE DISPLAY FOR CAMERA & HOSE REEL
 AIR PURGE SYSTEM
 WASH DOWN SYSTEM w/ GUN & 25' of HOSE
 MASTER PENDANT CONTROL w/ 35' CORD ~ HOSE REEL F-N-R CONTROL, VARIABLE SPEED CONTROL, THROTTLE UP/DOWN, WATER ON/OFF, KILL SWITCH & INCLUDES MANIFOLD HYDRAULICS
 WIRELESS REMOTE CONTROL PENDANT ~ HOSE REEL F-N-R CONTROL, THROTTLE UP/DOWN, WATER ON/OFF, KILL SWITCH & INCLUDES MANIFOLD HYDRAULICS

TANK & FILL OPTIONS:

UPGRADE TO 700 GALLON DURAPROLENE BLACK WATER TANK ~ WITH 10 (TEN) YEAR WARRANTY
 FILL HOSE STORAGE RACK

TRAILER & TOOL STORAGE OPTIONS:

SPARE TIRE AND RIM
 TWO (2) TOP OPENING ALUMINUM TOOLBOXES ~ IN LIEU OF STANDARD
 HOSE GUIDE / WASH-DOWN / UPSTREAM PULLEY GUIDE STORAGE TRAY
 SIX (6) 18" DOT APPROVED SAFETY CONES & HOLDER
 LONG HANDLED TOOL STORAGE TUBE

SAFETY FEATURES & CAMERA ACCESSORIES:

ENGINE / WATER PUMP COMPARTMENT LIGHT
 TWO (2) LED FLOOD LIGHTS
 ONE (1) LED STROBE LIGHT
 ONE (1) LED ARROW STICK
 HAND HELD WIRELESS LED SPOTLIGHT ~ RECHARGEABLE 12v/110v WITH STORAGE BRACKET
 ADDITIONAL SELF-LEVELING CAMERA HEAD
 ADDITIONAL 4" JET POD SKID
 6", 8", 10", 12", 15" & 18" JET POD TV SKID EXTENSIONS

INCLUDES ONE (1) DAY ON-SITE FACTORY CERTIFIED TRAINING

747-FR2000TV ECO:	\$ 148,759.00
LESS NJPA DISCOUNT:	\$ (4,462.77)
NET PRICE OF UNIT:	\$ 144,296.23
DELIVERY:	\$ 500.00
GRAND TOTAL:	\$ 144,796.23

Required Section:		
Full name of Municipality	NJPA Member Number	
Delivery Address:	City / State / Zip	Purchase Order Number
Contact Name	Title	Date
Please sign and return with PO by email to meaganbiondi@sewerequipment.com or fax to (815) 284-0453		



Formal Offering of Proposal
(To be completed Only by Proposer)

SEWER VACUUM, HYDRO-EXCAVATION, AND/OR STREET SWEEPER EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES,

In compliance with the Request for proposal (RFP) for "SEWER VACUUM, HYDRO-EXCAVATION, AND/OR STREET SWEEPER EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES", the undersigned warrants that I/we have examined this RFP and, being familiar with all of the instructions, terms and conditions, general specifications, expectations, technical specifications, service expectations and any special terms, do hereby propose, fully commit and agree to furnish the defined equipment/products and related services in full compliance with all terms, conditions of this RFP, any applicable amendments of this RFP, and all Proposer's Response documentation. Proposer further understands they accept the full responsibility as the sole source of responsibility of the proposed response herein and that the performance of any sub-contractors employed by the Proposer in fulfillment of this proposal is the sole responsibility of the Proposer.

Company Name: Sewer Equipment Company of America Date: 2-13-14

Company Address: 1590 Dutch Road

City: Dixon IL State: IL Zip: 61021

Contact Person: Tom Hochmuth Title: Western Region Sales Manager

Authorized Signature (ink only): [Signature] Tom Hochmuth
(Name printed or typed)



Contract Acceptance and Award

(To be completed only by NJPA)

NJPA 022014 Sewer Vacuum, Hydro-excavation, and street sweeper equipment with related accessories & supplies
Sewer Equipment Company of America
Proposer's full legal name

Your proposal is hereby accepted and awarded. As an awarded Proposer, you are now bound to provide the defined product/equipment and services contained in your proposal offering according to all terms, conditions, and pricing set forth in this RFP, any amendments to this RFP, your Response, and any exceptions accepted or rejected by NJPA on Form C.

The effective start date of the Contract will be March 18th, 20 14 and continue for four years from the board award date. This contract has the consideration of a fifth year renewal option at the discretion of NJPA.

National Joint Powers Alliance® (NJPA)

NJPA Authorized signature: [Signature] Dr. Chad Coquette
NJPA Executive Director (Name printed or typed)

Awarded this 18th day of March, 20 14 NJPA Contract Number # 022014-SCA

NJPA Authorized signature: [Signature] Scott Veronen
NJPA Board Member (Name printed or typed)

Executed this 18th day of March, 20 14 NJPA Contract Number # 022014-SCA

Proposer hereby accepts contract award including all accepted exceptions and NJPA clarifications identified on FORM C.

Vendor Name Sewer Equipment Company of America

Vendor Authorized signature: [Signature] Tom Hochmuth
(Name printed or typed)

Title: Western Region Sales Manager

Executed this 22nd day of March, 20 14 NJPA Contract Number # 022014-SCA

**REQUEST FOR BOARD ACTION
MARCH 14, 2016 COMMITTEE-OF-THE-WHOLE**

Subject: Consideration and Discussion of the Issuance of Class "E", "B", "C", "H" (2), "I" (2), and "J" Liquor Licenses for RFMBG Lincolnshire LLC, D.B.A. Marriott Lincolnshire Resort (Village of Lincolnshire)

Action Requested: Referral to Regular Village Board Meeting April 4, 2016 to be placed on Consent Agenda for approval.

**Originated
By/Contact:** Peter D. Kinsey, Chief of Police

Referred To: Village Board

Summary / Background:

RFMBG Lincolnshire LLC, a Delaware limited liability company, submitted a completed "Petition for the Creation of a Village Retailer's License - Alcoholic Liquor," for Class "E", "B", "C", "J", two "H", and two "I" liquor licenses. The licenses will be for the sale of alcoholic liquor at the following locations within the Marriott Lincolnshire Resort:

- Class "E" – Hotel/Motel
- Class "B" – Fairfield Inn
- Class "C" – Main Brace
- Class "H" – Tack Room
- Class "I" – Golf Club House
- Class "J" – Gift Store
- Class "H" – Castaway's Pool Bar
- Class "I" – Tennis Club

RFMBG Lincolnshire LLC has purchased the existing Marriott Lincolnshire Resort from the previous owner, Marriott Hotel Services, Inc. Since RFMBG Lincolnshire LLC is the new owner of the resort, they are required to apply for liquor licenses as if they were a brand new applicant, even though there will be no change to resort operations.

In addition to the above information, the following areas were checked for compliance and conformity as required by Village Code:

1. The Petition for the Creation of a Village Retailer's Liquor License was submitted in its completed form. Checks in the amounts of \$250.00 and \$100.00 were remitted with the application, which cover the application fee and the entertainment fee for the licenses.
2. A check through the Illinois Secretary of State's Corporate Business Office on February 16, 2016 indicates RFMBG Lincolnshire LLC is a Delaware limited liability company licensed to transact business and in "Good Standing" in Illinois. The Registered Agent is Edward J. Doherty, 1471 East Business Center Drive, Mount Prospect, IL which is consistent with the applicant's petition.
3. The property where the business is to be located will be solely operated by RFMBG Lincolnshire LLC.

4. A valid State of Illinois Liquor Retailer's License will be secured and forwarded to the Village subsequent to the issuance of the Village of Lincolnshire Liquor Licenses. The State Liquor Commission requires local liquor licenses prior to the issuance of a State Liquor License.
5. A Certificate of Liability Insurance with policy limits meeting or exceeding Village Code requirements was submitted with the application.
6. The Manager/Agent will be Athanasia C. Panou, who resides in Lake Zurich, Lake County, Illinois. Village Code requires an owner or manager to reside within the county in which the establishment is located.
7. The fee for a Class "E" liquor license is \$2,500.00. The fee for the additional licenses is \$500.00 each. Below are the Village Code definitions for Class "E", "B", "C", "H", "I", and "J" liquor licenses for reference.

CLASS E (Hotel-motel)

Issued to authorize the sale of alcoholic liquor at temporary bars for parties and special functions and for "room service."

Note: A hotel or motel as defined herein may also be issued any class license provided for herein as is applicable to the particular hotel or motel in question.

CLASS B (Restaurant - full liquor - no dancing)

Issued to authorize the sale of alcoholic liquor in conjunction with the sale of food only.

Restaurant Requirements

The total square footage of the patron bar(s)/service bar(s), measured corner to corner, must be no greater than fifteen percent (15%) of the total square footage of the dining area(s).

The total seating at the patron bar(s) must be less than fifteen percent (15%) of the total seating in the dining area(s). The total seating in the lounge area(s) must be less than thirty three percent (33%) of the seating in the dining area(s).

The total square footage of the lounge area(s), not including the total square footage of the patron bar(s)/service bar(s), must be less than thirty three percent (33%) of the total square footage of the patron bar(s)/lounge area(s) and dining area(s) combined.

CLASS C (Restaurant - full liquor - dancing by patrons only)

Issued to authorize the sale of alcoholic liquor in conjunction with the sale of food only. Dancing by patrons only shall also be allowed.

Hotel/Motel Restaurant Requirements

The total square footage of the patron bar(s)/service bar(s), measured corner to corner, must be less than ten percent (10%) of the total square footage of the dining area(s). The total seating at the patron bar(s) must be less than ten percent (10%) of the total seating in the dining area(s).

The total square footage of the lounge area(s), not including the square footage of the patron bar(s)/service bar(s), must be less than thirty three percent (33%) of the total square footage of the patron bar(s)/service bar(s) lounge area(s) combined. (Ord. 87-946-32)

CLASS H (Bar or lounge - hotel/motel only)

Issued to authorize the sale of alcoholic liquor at a bar or lounge located in a hotel or motel only.

The total square footage of the patron bar(s)/service bar(s), measured corner to corner, may not exceed twenty percent (20%) of the total square footage of the patron bar(s)/service bar(s) and lounge area(s) combined. The seating at the patron bar (bar stools) may not exceed thirty three percent (33%) of the total seating in the lounge area(s). (Ord. 87-946-32)

CLASS I (Golf courses and private clubs for profit)

Issued to authorize the sale of alcoholic liquor at golf courses (at the club house or from carts on the course) and at private clubs to members and guests of the members only.

CLASS J (Package beer and wine only)

Issued to authorize the retail sale of beer and wine only, in their original packages only, not for consumption on the premises where sold, but where the beer and wine only is intended for delivery to or to be taken away by the consumer.

Marriott Hotel Services, Inc. surrendered its liquor licenses upon sale of the resort to RFMBG Lincolnshire LLC. As the liquor licenses will now be available for issue, it will not be necessary to pass an ordinance to increase the number of allowable liquor licenses in each class.

Budget Impact:

Approval of this request will not result in any adverse impact to the current budget.

Service Delivery Impact:

Not applicable.

Recommendation:

At this time, nothing has been found to preclude the issuance of the requested licenses. Staff recommends approval and requests that this item be placed on the April 4, 2016 Consent Agenda for approval.

Reports and Documents Attached:

- None

Meeting History	
Initial Referral to Village Board (COW):	March 14, 2016
Regular Village Board Meeting:	