



AGENDA
REGULAR ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, September 27, 2016
7:00 p.m.

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

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Approval of August 16, 2016 Architectural Review Board Meeting Minutes.

3.0 ITEMS OF GENERAL BUSINESS

- 3.1 Consideration and Discussion of Proposed Development Plans for Culver's Restaurant and Shopping Center Ground Signs for the Lincolnshire Marketplace Center, Northeast Corner of Milwaukee Ave and Rte 22 (Lincolnshire Marketplace LLC).
- 3.2 Consideration and Discussion of a New Port Cochere, Windows, Landscaping and Wall Signs for the Marriott Resort, 10 Marriott Drive (The Gettys Group).

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

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



UNAPPROVED Minutes of the **ARCHITECTURAL REVIEW BOARD** held on Tuesday, August 16, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Acting Chairperson Kennerley, Members Gulatee, Baskin, and Orzeske

ABSENT: Chairman Grover, Member Jensen, Alternate Barranco, and Trustee-Liaison Hancock

ALSO PRESENT: Tonya Zozulya, Economic Development Coordinator and Adam Letendre, Assistant Village Manager/Director of Community and Economic Development

CALL TO ORDER

1.0 ROLL CALL

The roll was called by **Economic Development Coordinator Zozulya** and **Acting Chairperson Kennerley** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the July 26, 2016, Minutes of the Rescheduled Architectural Review Board.

Member Baskin moved to approve the minutes as written and **Member Orzeske** seconded the motion to approve the July 26, 2016 Rescheduled Architectural Review Board Minutes. The motion passed unanimously by voice vote.

2.0 ITEMS OF GENERAL BUSINESS

Economic Development Coordinator Zozulya introduced **Adam Letendre** as the new **Assistant Village Manager/Director of Community and Economic Development**, and on behalf of the ARB, **Acting Chairperson Kennerley** welcomed him.

3.1 Consideration and Discussion of Site Design, Building Elevations, Signs, Landscaping and Lighting for a Proposed Children's Daycare Center, 250 Barclay Blvd (Viking Development LLC/The Gardner School).

Tonya Zozulya, Economic Development Coordinator, stated the Petitioner was before the Village Board on June 13, 2016, to seek their preliminary feedback for a new daycare center, which is currently a vacant site at 250 Barclay Blvd. It was favorably received by the Village Board and referred to the Zoning Board for a Public Hearing on August 9, 2016, to which there was unanimous recommendation for approval. **Economic Development Coordinator Zozulya** also noted the Petitioner is here to present the site and building design and suggested focusing on the following areas: site design, building elevations, ground sign, landscaping and exterior lighting. With regard



to the site design, the petitioner proposes to orient the building towards Barclay Boulevard in the northwest portion of the property and locate parking in front of the building along Barclay Boulevard. The plans depict a single-story, 18' tall building designed in a traditional architectural style reflecting the education mission of The Gardner School. All roof-top units will be screened with existing parapet walls. The 6' tall brick trash enclosure is designed to match the building. There is one ground sign proposed south of the site entrance and it will display "The Gardner School" and a logo. No identification wall sign is proposed, since this type of signs is prohibited by the Lincolnshire Corporate Center covenants for all buildings in that part of the Corporate Center. The Landscape Plan and exterior lighting proposed meet Village Code requirements. Staff is in support of the development plans being presented.

Rachel Turner-Lauck, with Norr Architects, displayed the site plan and reiterated the building faces Barclay Boulevard with an enclosed playground area proposed to be attached to the south end of the building. The site ingress and egress is proposed to be one-way circulation via two curb cuts from Barclay Boulevard, with 42 diagonal parking spaces in front of the building, meeting code requirements. The Landscape Plan was also shown with its extensive landscaping proposed in the public right-of-way along Barclay Boulevard, around the building perimeter, adjacent to the playground area, and at the base of the ground sign. **Ms. Turner-Lauck** presented the building elevations which featured a mixture of materials typical for The Gardner School through the use of muted tones. There is a stone base, with brick and hardieplank siding in a restrained color scheme. The architectural elements include a portico, dormers, pilasters, corbels, balconies and a cupola. The elevations are also enhanced with bahama shutters and decorative sconces. The south elevation features two glass-paned garage doors which provide an indoor playground that opens up to the attached outdoor playground. There is a 4' tall metal rail fence, which meets DCFS requirements, surrounding the playground area. The roof plan showed the parapet wall design which will serve to screen the roof-top units. The 6' tall trash enclosure design uses the same brick to match the building. The ground sign plan featured the sign materials consisting of a cast stone cap/sill to match the building, a stone pillar and base, and an aluminum sign panel with The Gardner School medallion. The lettering is proposed to be raised plastic and illuminated from ground lights. Sign location, dimensions design and landscaping meet code requirements. **Ms. Turner-Lauck** completed her presentation by briefly displaying the floor plan with the indoor playground and interior layout to accommodate 200 children, as well as the color renderings which featured the various architectural elements.

In reviewing the building elevations, **Member Baskin** noted the building looks like a retail commercial building and there is nothing to elevate the notion of education or the presence of children in the building design, as well as the scale does not relate to children. He requested insight as to how this elevation comes about and why it would be a signature to this particular school. **Ms. Turner-Lauck** noted the architectural design and detailing is consistent with what The Gardner School is looking for with regard to materials and some elements. The



footprint is identical to other locations in the area by combining materials and styles. In all their locations, the client likes to see the various architectural elements incorporated in order to have a visual continuity and an architectural style of the community. **Member Gulatee** stated his agreement with **Member Baskin** with regard to the architecture of the building elevations and the design should focus on the children. **Ms. Turner-Lauck** noted their willingness to work with the Village and go back to their client with the Board's feedback in order to make the design better reflect the use of the building.

Economic Development Coordinator Zozulya offered some background with regard to the first design presented by the architectural team, as the elevations looked nothing like this evening's proposal. The elevations were flat and completely industrial-like, similar to the other pre-fab buildings. Upon review of the initial design, Staff reached out and asked the applicant to come up with another variation on their traditional design that would be more in keeping with the educational mission of the school. This is their second attempt, which was given a lot of thought. Staff's initial read on it is that it complies with code and is in keeping with the Village's material and color palette. Discussion ensued between the Board and the applicant with suggestions for feedback. **Mr. Orzeske** added his agreement with **Members Gulatee** and **Baskin** and suggested changing colors and scaling some of the architectural features to the children. **Member Gulatee** expressed keeping the design simple and staying with one style in order to keep the context of the overall building architecture. **Acting Chairperson Kennerley** noted that the proposed exterior design is geared toward the parents while the interior design is more child-like. She suggested streamlining the client's vision with a focus on the exterior design, the colors, and choice of design elements to better fit into the community. **Member Baskin** reiterated that it needs to look like a school and not like a retail mall. **Member Orzeske** agreed that it should resemble a school, albeit, it might be better if it does not look like a school given our current social environment. In conclusion, **Ms. Turner-Lauck** was appreciative of the Board's feedback and will return to next month's meeting with the revisions.

With regard to the Site Plan, **Member Gulatee** expressed concern for the proposed one-way traffic circulation and suggested thought be given to reversing the overall layout of the school by placing the playground on the north end of the school. This would allow for a longer stretch of cars on the site for drop-off/pickup purposes in order to avoid a potential backup of traffic on Barclay Boulevard. **Jon Grzywa**, with Woolpert Civil Engineers for the project, stated the one-way circulation works well at their other school locations, because the drop-off/pickup times are staggered during the two-hour time frames and traffic congestion has never been an issue. **Member Gulatee** questioned the turning radius and sufficient clearance for the garbage trucks at the trash enclosure area. **Mr. Grzywa** noted operationally there is ample clearance, but offered to soften the north radius to give the trucks more room in order to avoid damaging any landscaping or curb areas. **Acting Chairperson Kennerley** inquired if the drive aisle was sufficient for backing out of the parking space, to which **Mr. Grzywa** noted the drive aisle is 18' wide and there is enough room to circulate throughout



the site. He added that the angled parking is easier for maneuvering out of the parking space.

In response to **Member Gulatee's** concern with forming a motion, **Economic Development Coordinator Zozulya** recommends tabling this agenda item until the September 20th ARB meeting, as it is clear from the Board's discussion they are not in favor of the proposed building design. She suggested the architect should feel free to offer more than one design in order to be better prepared. In order to keep the meeting moving forward, she offered to the Board to continue with the ground sign, landscaping, and exterior lighting discussions.

Member Gulatee expressed his satisfaction with the ground sign design as it is clean and simple, to which **Member Baskin** concurred and reminded the applicant to keep the revised building design and sign consistent and proportionate. **Acting Chairperson Kennerley** was satisfied with the Landscape Plan and noted a nice mixture of evergreens and trees and diversity in colors, and to make certain there is year-round color in the landscaping.

Member Baskin noted that trees can create a scale over time and shaping space, which can serve to break up and add interest to building elevations.

Member Gulatee felt the exterior lighting is fine and questioned the height of the lights. **Economic Development Coordinator Zozulya** noted the height range is from 17' to 23' and it meets the code required maximum of 25', albeit the height may have to be adjusted according to the scale of the revised building design.

Member Gulatee suggested using bollards in consideration of scaling the elevations. **Acting Chairperson Kennerley** added to make certain there is enough lighting along the building front and the site especially during the winter months when the daylight is shortened. It was noted the photometric plan was included in the presentation packet for this agenda item.

3.2 Design Workshop on Proposed Development Plans for Culver's Restaurant and Lincolnshire Marketplace Shopping Center, Northeast Corner of Milwaukee Ave and Rte 22 (Lincolnshire Marketplace LLC).

Tonya Zozulya, Economic Development Coordinator, pointed out that no formal ARB vote/recommendation will take place, as this item is a scheduled design workshop. The petitioner intends to incorporate the ARB's comments, further refine their proposal, and return to the September ARB meeting and seek a formal review and recommendation at that time. In providing an overview, **Economic Development Coordinator Zozulya** noted Draper and Kramer, an affiliate of Lincolnshire Marketplace LLC, has been working with the Village since 2013 when they submitted conceptual site development plans to the Village Board to generate input from the Village regarding site layout and design. In March 2014, the ARB held a design workshop regarding those plans and provided comments to the developer. Following the 2014 ARB meeting, the plans were put on hold until specific tenants were identified. On June 27, 2016, the Village Board reviewed and referred the developer's request to the ARB for design review. Following the ARB review and eventual recommendation, the Village Board will hold a Public Hearing to amend the Downtown Planned Unit Development regarding Culver's Restaurant and shopping center ground signs. Due to this agenda item being a Design Workshop, **Economic Development**



Coordinator Zozulya noted that the memo has been structured to cover all the topics for discussion and Staff asks the ARB and the petitioner to likewise structure their reviews and any questions or concerns accordingly. This is a very complex request for Culver's, as well as it addresses some pressing signage needs for the site. Currently there are no ground signs at all, and the developer is striving to enhance this development through signage at the northeast corner of Milwaukee Avenue and Route 22, anchored by The Fresh Market. An outline has been provided by Staff for the ARB to follow beginning with Culver's Restaurant building elevations, wall, ground, and blade signs, site furniture, landscaping and exterior lighting. With regard to the shopping center, two identical multi-tenant ground signs and one Fresh Market identification/directional sign are proposed, as well as tenant sign panel criteria for multi-tenant signs.

There are a number of Sign Code Exceptions involved with this request that will be considered by the Village Board at a Public Hearing following an ARB recommendation. Staff has provided a list of staff-identified exceptions, for ARB reference, to assist the Board in evaluating design aspects of the proposal. These sign code exceptions are relevant in tonight's discussion as to what the ARB's task is from a design standpoint, because a lot of it is design-driven. Focusing on Culver's Restaurant, the petitioner proposes to construct a 4,310 sq. ft. restaurant on a 5-acre Parcel C which is located north of The Fresh Market and the Marathon Gas Station and south of the spine road. The proposed building materials and colors are consistent with the Fresh Market store and the types of quality materials are referenced in the Downtown Design Guidelines. Further, **Economic Development Coordinator Zozulya**, noted there are three wall signs proposed on the south (front), west (Milwaukee Avenue) and north (drive-thru) elevations. The location of the north sign does not meet code as it does not face a public street or a parking lot. The sign illumination does not meet code which requires backlit/halo illumination. In addition, all three signs exceed the allowable sign lettering and face height and are larger than adjacent commercial wall signs. A ground monument sign is proposed south of the Culver's building to identify the restaurant. The sign meets code in all areas except for the following—method of illumination (internal illumination is proposed rather than external illumination required by code for single tenants); the display of an electronic message board is prohibited by code in any district except for gas station signs; and the sign copy is closer than 6" to the sign perimeter. Product and services are also not permitted. Staff believes the proposed internal sign illumination should be revised to external to comply with code. There are no existing single-tenant ground signs in the Downtown Sign District that are internally lit. There are three existing electronic message board signs in the Village, permitted as part of Planned Unit Developments and Areas of Special Sign Control—CityPark, Stevenson High School, and Marriott Resort. The ARB should determine whether the sign illumination should be changed to external and an electronic message board sign should be removed from the sign face. Another sign proposed is the Blade Sign. Staff is concerned the drive-thru location and design of the blade sign advertising Culver's products does not meet code which requires blade signs to be designed in keeping with the building design and be located near a public entrance. The ARB should determine whether or not the blade sign should be eliminated. With regard to the site



furniture, Staff applauds the Petitioner for providing an upgraded patio furniture package. The ARB should determine whether additional patio furniture upgrades are necessary for enhanced quality of the Downtown site. The proposed landscape plan meets and exceeds code requirements. Staff reviewed the Petitioner's tree survey/inventory and determined the proposed tree replacements will compensate for the trees scheduled for removal. The lighting plan depicts light poles and building gooseneck lights. The Petitioner will provide a photometric plan at the next ARB meeting to confirm code-required lighting levels have been met.

Economic Development Coordinator Zozulya referenced the shopping center ground signs which are two identical 4-panel ground signs—one proposed to be installed along Milwaukee Avenue, south of the existing Milwaukee Avenue access point, and one along Rte. 22, east of the existing access point. A third ground sign will be at the intersection of Milwaukee Avenue and Rte. 22 for the purpose of identification for The Fresh Market. An arrow on the sign will direct traffic north on Milwaukee Avenue to access the site via the spine road. In addition, attached is proposed tenant sign panel criteria designed to establish consistent requirements for tenant sign panels. Staff believes the proposed two multi-tenant shopping center signs are in keeping with the design of the center, including The Fresh Market and Culver's buildings. While the shopping center sign height, length and the overall sign size exceeds the Sign Code, it is consistent with the recently approved multi-tenant shopping center ground signs at the Village Green and Lincolnshire Commons. Therefore, Staff is in support of the sign dimensions as proposed. Additionally, Staff is in support of the proposed design and location of the Fresh Market ground sign which identifies the Fresh Market grocery store and is intended to help direct traffic to the Milwaukee Avenue shopping center entrance. The proposed tenant sign panel criteria are consistent with the Village Green and Lincolnshire Commons shopping centers.

Mike Mallon, Sr. Vice President with Draper and Kramer, contract purchaser of the Lincolnshire Marketplace LLC, provided some background on the relationship with the Village during the past several years. He noted his efforts in working with the retail community to assemble a shopping center for the downtown area that would be pedestrian friendly as well as entice and attract retailers to the Marketplace. He will be sharing and updating us on their progress with the downtown development. **Mr. Mallon** introduced his design team and the new owner of the proposed Culver's restaurant.

Kevin Weasler, franchisee/owner with the Culver's of Buffalo Grove since 2003, provided background of the Culver restaurant history and mission, along with his successful business, and noted his connection with Lincolnshire through his in-laws who are over 40-year residents of Lincolnshire. He's looking forward to having ownership of a second Culver's restaurant location, especially in Lincolnshire. His employee count is approximately 60 and he welcomes hiring Stevenson High School students.



Katie Lambert, with OKW Architects, provided a Power Point presentation of the Culver's building elevations, site plan, and landscape plan. The restaurant will include a drive-thru along the north elevation and an enclosed outdoor patio at the southwest corner of the building. Building elevation materials include prairie stone, dryvit, hardiboard siding, and concrete. The building design incorporates Culver's corporate blue-colored awnings and patio umbrellas, in order to maintain the blue color for their corporate identity. Building material and color samples were also provided by the petitioner. The site plan with 55 parking spaces to serve Culver's needs meets code requirements. Additional shared parking will be available adjacent to the Culver's site. The landscape plan as presented meets and exceeds code requirements. **Acting Chairperson Kennerley** suggested more greenery to soften the impact of the adjacent Milwaukee Avenue and to provide more evergreens along the retaining wall on the north side of the spine road. **Ms. Lambert** offered to incorporate more landscaping as noted. **Member Baskin** liked the proposed landscaping and noted its uniqueness for scale purposes and the opportunity to expand some of the green space. **Acting Chairperson Kennerley** noted Culver's patio is too close to Milwaukee Avenue and the noise and fumes created from the traffic on Milwaukee Avenue does not offer a welcoming environment. She suggested creating a place to enjoy by extending the outdoor seating toward the east making the entry a focal point with the outdoor seating area and consider adding the element of a pergola or gazebo along with adding some planters and/or landscaping in the area of the patio. Discussion ensued pertaining to the vision of the Lincolnshire Market Place site and creating a pedestrian friendly environment by incorporating a sidewalk connection, benches, etc. to balance the road and parking lot surfaces on the site. Also, if you landscape the pedestrian sidewalk and offer shade, color, and texture by using unique landscaping, it will provide scale and shape spaces.

In reviewing the building elevations, **Member Baskin** noted the elevations are not architecturally exciting and the parapet wall is typical and to consider the viability of the roof element of the Fresh Market. **Member Gulatee** expressed his uncertainty with the architecture, and **Member Orzeske** feels the design is too institutionalized, and has a box-like appearance, especially with the parapet wall hiding the roof-top units. He pointed out the Fresh Market has a distinct difference in its architecture and presents itself as inviting and interesting. **Member Baskin** suggested incorporating the strong roof lines from the Fresh Market and using the corporate colors to tie it all together with the Fresh Market. He reiterated going back to the concept of when you come out of the building, it would be nice to see something other than headlights, and upon entering Culver's, you want to feel greeted.

Nick Mele, with Priority Signs, which is one of three national sign vendors for the Culver's brand, stated he will present the prototypical sign package as requested by Culver's corporate for the three wall signs. He will answer any technical questions, and take mental notes to share with Culver's branding and marketing teams. He displayed a Site Plan showing the mix of directional signage, informational signage, logo and branding signage, as well as the entrance sign package. On the north, south, and west elevation renderings, **Mr. Mele** superimposed the Culver wall sign. **Acting Chairperson Kennerley** noted the



west elevation sign looked proportionate to the wall area, whereas, the north and south elevation signs need to fit better in the space and be somewhat reduced. **Mr. Mele** so noted her comment. **Member Gulatee** questioned the need for three signs on the building, to which **Mr. Mallon** stated the purpose is to draw people in. **Member Gulatee** noted the three shopping center ground monument signs in their proposed locations would do more to draw customers. **Acting Chairperson Kennerley** expressed concern for the location distance of the Culver ground sign in conjunction to the building and consideration should be given to another location closer to the restaurant. **Mr. Mallon** offered to revisit the sign location. **Member Gulatee** questioned the difference between the three existing digital signs vs. the allowance of a digital sign in this development. **Acting Chairperson Kennerley** explained that it was not allowed in the Downtown Design Guidelines and the only exception is a gas station. **Economic Development Coordinator Zozulya** added that in some instances it is allowed through being part of an ordinance. Aside from the sign's location, **Mr. Orzeske** questioned how critical this sign is for marketing purposes; and if the flavor of the day is not known, how much would sales drop. **Mr. Mele** stated sales would drop 10% to 15% and Culver's Corporate says the sign is mandatory. Glenview is currently experiencing difficulty getting a franchise approved due to issues with this sign. **Mr. Mallon** added if the digital message center is not allowed, Corporate does not allow the project to move forward. **Member Baskin** noted he has no preference if the digital message sign moves forward, except for the location. He did suggest allowing the opportunity to revisit this sign review to give the Village Board an opportunity to evaluate the same, especially if new building elevations and revised architecture is presented. Discussion ensued regarding the digital message sign and **Acting Chairperson Kennerley** suggested the possibility of keeping the sign and presenting the use of a compromise through internal illumination. The petitioner will seek input from both Culver's corporate and the sign contractor for other options.

The blade sign proposed to be used in the drive-thru met favorably with the Members, and the design elements of the building will be incorporated into same. **Ms. Lambert** presented the two shopping center panel ground signs and the Market Place ground monument sign and noted the materials used on the Fresh Market are replicated in design of these signs. Material and color samples were provided. She also pointed out the location of the signs on the site plan and noted they are 17' in height and externally illuminated. In addition to the two gooseneck light fixtures at the top of the sign, there are concealed LED strips within the panels separating the sign panels which provide a wash of light on same. **Member Gulatee** expressed concern for the possibility of a fifth tenant sign panel and if the sign could be accommodated for such an addition. **Mr. Mallon** will look into revising the sign to add additional tenant panels. **Ms. Lambert** noted the Lincolnshire Market Place ground sign identifies the development. **Economic Development Coordinator Zozulya** suggested raising the sign because the sign may set lower than the roadway. She also expressed concern for the delicate lettering identifying the Market Place. Discussion ensued with regard to the purpose of the arrow on the sign face and its importance in guiding people to the entrance and the Fresh Market. There was concern the Fresh Market may be interpreted as identifying the development.



Member Gulatee suggested a wall sign on the Fresh Market building would provide visibility in locating the store. There was also input from the Members to provide proper year-round landscaping for this sign.

The Petitioner thanked the ARB for their feedback and will consult with their team to focus on the architecture, building elevations, landscaping, and signage. **Economic Development Coordinator Zozulya**, reminded the Petitioner to return to the September 20th ARB meeting with their revisions and **Acting Chairperson Kennerley** suggested the Petitioner provide more than one design revision in order to have options to reach a compromise, if necessary.

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

There being no further business, **Acting Chairperson Kennerley** adjourned the meeting at 10:05 p.m.

Respectfully Submitted,
Linda Jones, Administrative Assistant, Community & Economic Development Dept.

**REQUEST FOR BOARD ACTION
Architectural Review Board
September 27, 2016**

Subject:	Lincolnshire Marketplace Retail Development (Downtown)
Action Requested:	Consideration of Proposed Development Plans for Culver's Restaurant and Lincolnshire Marketplace Shopping Center Ground Signs
Petitioner:	Lincolnshire Marketplace LLC
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board

Background:

- On August 16, 2016, the Architectural Review Board (ARB) held a design workshop regarding the proposed Culver's Restaurant and shopping center ground signs for the Lincolnshire Marketplace development. The subject property is located at the northeast corner of Milwaukee Avenue and Half Day Road. ARB review at the August 16, 2016 meeting generated the following comments for the petitioner's consideration:
 1. Propose new building elevation options incorporating architectural elements from the Fresh Market building. The elevations resemble other fast food vendors and should be tailored to the Lincolnshire context.
 2. Expand the outdoor patio area further east; make the brick columns thinner, and propose a pergola in place of umbrellas.
 3. Provide decorative pavers in front of Culver's building and through the parking lot to articulate a focal point.
 4. Relocate Culver's ground sign further north, closer to Culver's building.
 5. Redesign Culver's ground sign to better incorporate the digital message board.
 6. Provide a manual changeable "flavor of the day" copy as an alternative to the proposed electronic message board for Culver's ground sign.
 7. Relocate the proposed Milwaukee Avenue shopping center sign further north, across the spine road.
 8. Incorporate the "Lincolnshire Marketplace" lettering into the face of the Fresh Market ground sign.
 9. Make the drive-through blade sign more consistent with the building design.
 10. Revise the Fresh Market ground sign landscaping to add additional evergreen species on the rear side of the sign.
 11. Provide additional evergreen landscaping along the retaining wall on the north side of the spine road; along Milwaukee Avenue to screen the outdoor patio; at the entry drive and along the pedestrian path.
- Attached August 16th meeting minutes provide an in-depth overview of additional comments expressed by ARB members.

Staff Comments:

- The attached petitioner's cover letter details the revisions made per the ARB direction.
- Staff finds the revised packet reflects the main changes requested by the ARB and offers additional comments below.

Shopping Center Ground Sign Locations

Upon review of the proposed ground sign locations, the Village Engineer identified easement and sewer line conflicts. Therefore, the locations noted in the attached presentation packet are subject to change. This information has been communicated to the petitioner to consider relocation of the proposed signs.

Culver's Ground Sign - Electronic Message Board

Since the August ARB meeting, staff communicated with the petitioner regarding the electronic message board intended display information, brightness and other parameters. Staff has also reviewed approvals previously granted for the existing Marriott Resort and Adlai E. Stevenson High School electronic message board signs (see attached). The petitioner stated the electronic board will be turned off each night when the restaurant closes and will be turned back on the following morning. A summary of the petitioner's electronic board request is provided below:

- Text: Static/non-scrolling (except when a message is too long); non-flashing
- Content:
 - Flavor of the day (e.g., butter pecan)
 - Images of food
 - Restaurant specials
 - Temperature
 - Community events
- Brightness: The petitioner indicated the proposed brightness levels will be provided at the ARB meeting.

Staff remains concerned about an electronic message board on Culver's ground sign. We believe it is inconsistent with the design character of the downtown area and the appearance of the Village's commercial corridors. In addition, no other restaurant or retailer in the Village currently has an electronic message board sign for advertising. Approval of the current proposal will create a precedent for future requests by other businesses. Since the August ARB meeting, staff has received a concern from a Lincolnshire resident expressing their opposition to the electronic message board for aesthetic reasons. Staff recognizes Culver's desire to advertise the flavor of the day and recommends a window sign or a free-standing A-frame/sandwich board sign to meet their advertisement goals. **The ARB should determine whether Culver's is granted permission for an electronic message board. Should the ARB recommend in favor of the electronic message board, staff recommends selecting Option S1C (a flush electronic message board design, depicted in the attached presentation packet) and incorporating Condition #3 below under "Recommendation."**

Recommendation:

Staff recommends forwarding a favorable recommendation to the Village Board of the proposed development plans with the following conditions:

1. The final ground sign location shall be adjusted with the Village Engineer's approval to avoid utility line and easement conflicts.
2. The light levels for all ground signs shall not exceed 0.5 foot candles as measured at the property line.
3. The electronic message board shall be removed from Culver's ground sign face (**OR**)
3. Electronic message board sign Option S1C, as depicted in the petitioner's presentation packet, shall be approved, subject to the following:
 - a. The text of the electronic message board sign shall be static at all times.
 - b. No scrolling of the text shall be permitted.
 - c. The electronic message board sign shall advertise Culver's flavor of the day only via text. No other information or images is permitted.
 - d. No flashing, scrolling, blinking, animation, or similar effects shall be permitted.
 - e. The brightness level shall be limited to 5,000 nits during the day and 1,000 nits at night. The electronic board shall be equipped with a light sensor to automatically adjust brightness based on ambient light levels.
 - f. The electronic display shall be turned off each night after the restaurant closing.

Motion:

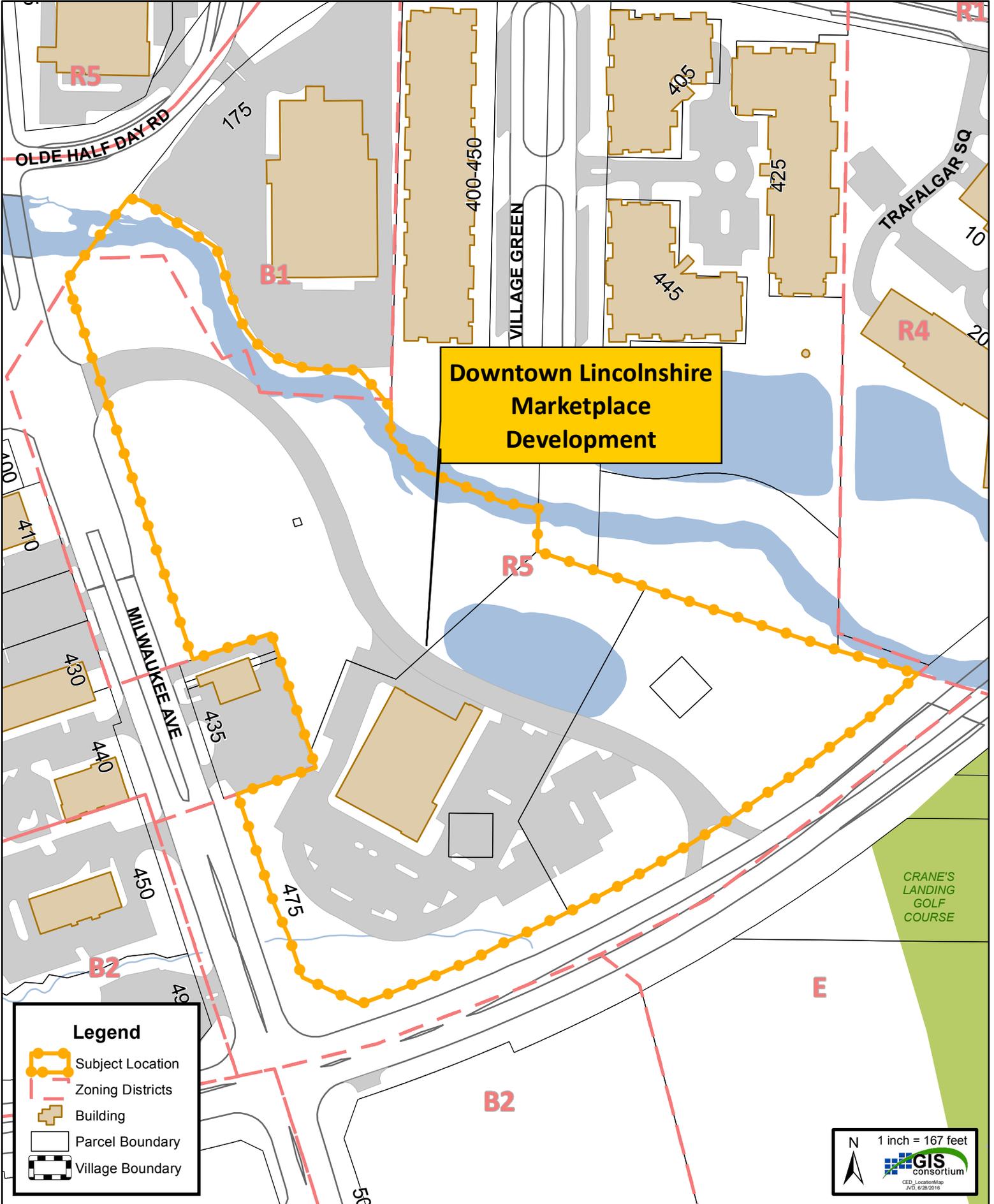
The Architectural Review Board moves to recommend to the Village Board for their approval of a proposed site design, building elevations, signs, landscaping and lighting for a proposed development of Culver's restaurant with a drive-through/outdoor patio and shopping center ground signs for the Lincolnshire Marketplace development, as presented in the packet submitted by Michael Mallon, Draper & Kramer, dated September 12, 2016, date stamped received September 12, 2016, and as depicted in the material/color sample board provided at the meeting, subject to the Staff recommendations, and further subject to. . . .

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

Reports and Documents Attached:

- Location map, prepared by MGP GIS Consortium.
- Cover letter, prepared by Michael Mallon of Draper and Kramer, dated September 12, 2016, date stamped received September 12, 2016.
- Presentation packet, submitted by Draper and Kramer, date stamped received September 12, 2016.
- Marriott Resort and Adlai E. Stevenson High School electronic message board sign approvals.
- August 16, 2016 staff memorandum to the ARB.

Meeting History	
Village Board Preliminary Evaluation (COW):	June 27, 2016
Architectural Review Board Workshop	August 16, 2016
Architectural Review Board (current)	September 27, 2016



Legend

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

N 1 inch = 167 feet

GIS consortium

GED_LocationMap
JVG_06/2016

September 12, 2016

Chairperson Wes Grover and Architectural Review Board
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

**Draper and Kramer,
Incorporated**

55 E. Monroe St.
Suite 3900
Chicago, IL 60603

draperandkramer.com

Re: Lincolnshire Marketplace
Architectural Review Board

Dear Chairperson Grover:

We appreciated the opportunity to meet and present our plans for the Lincolnshire Marketplace at your workshop session on August 16th. We felt that the Board's input was helpful and should result in a better project for all. Our team has taken the comments and suggestions from the meeting and improved our plans which should address the majority of the Board's comments. Over the past several weeks, our team has been working closely with your staff to refine our submittal and we look forward to presenting the revised plans at the Architectural Review Board meeting on September 20th.

We have attached for your review and approval the revised plans for the Lincolnshire Marketplace. The major revisions are based on the Architectural Review Board's comments from our workshop session and are as follows:

Site Plan

- Added decorative pavers in front of the main entrance to Culver's to provide a stronger focal point.
- Added the pedestrian path with decorative pavers from the Culver's through the parking lot to pull the project together.

Landscape

- The addition of evergreen trees to the north/east of the entry drive to provide winter interest.
- Landscaping has been added to reinforce the pedestrian path through the site.
- Added more landscaping adjacent to outdoor seating to buffer from cars.

Culver's Architecture & Patio Area

- Revised the Culver's building elevation to provide a 3 dimensional quality similar to the Fresh Market roof with towers.
- Added a pergola at the outdoor patio and along the drive-thru.
- Revised the fencing for the outdoor area by eliminating the stone piers and changing to metal for more appropriate scale.
- Considered relocating the patio area to the main entrance or to the creek area east of the spine road. The seating at the main entrance was too busy and the flood plain restricted are ability to place the seating near the creek area.

Culver's monument sign

- Relocated the Culver's monument sign to be closer to the Culver's building.
- The monument sign has been modified to include a fiber cement board material for the sign face and a stone material for the cap for visual continuity with the building and the other shopping center signs.
- Evaluated the proportion of the items on the monument sign – Culver's would like the ARB to consider option S1a which provided for better visibility with the electronic message center (EMC). There are two other options which provide for various dimensions for the EMC, however they don't provide the same degree of visibility along Milwaukee Avenue.
- Culver's did consider a manual changeable sign option but felt that the EMB would be far superior in viability, flexibility and adjustability.
- We added the address to the Culver's monument sign.
- Culver's has addressed the questions raised by staff regarding the EMC with the following responses:
 1. **Will the electronic display be changed/reprogramed once a day only?** With regards to Today's Flavor, that message will only be programmed once a day. However, if weather, date/time, other specials, or community events are updated or changed during the hours of operation, we would like the EMC to be able to display those messages in real time.
 2. **Will the text remain static at all times?** Yes, the actual text used for the individual messages will remain static.

3. **Will there be any moving, scrolling, flashing and animation?** No, Culver's is not planning to have the message moving, scrolling, flashing or animated. There may be a limited time when the messages is too long to fit on the EMC screen and it might need to be scrolling.
4. **What is the proposed brightness level (in nits) of the proposed text during the day and at night?** We will provide this information at the ARB meeting.
5. **Will the electronic display be turned off after hours?** Yes, the EMC will be shut off after the restaurant closes.
6. **Will the "today's flavor" part remain unchanged at all times?** Yes, Today's Flavor is a static reading.
7. **Will there be any images used within the display board in addition to, or in lieu of, the text?** There are CFSI approved digital images of featured foods.
8. **Will the content of the message board be limited to the flavor of the day only?** The intent of the EMC is to promote the "Flavor of the Day", however there may be limited times when Culver's would use it for time/temp, restaurant specials, and to promote community events.

Culver's wall signs

- The ARB felt that the size of the western building sign was appropriately scaled.
- After the Culver's building elevations were completed it was determined that the proposed wall signs on the north and south side were appropriate to the architecture.
- The blade sign on the north side of the building is being redesigned to better integrate into the building design.
- We have added the address for the Culver's to the western elevation of the building.
- We have eliminated all interior signage from the signage package.

Lincolnshire Marketplace
Architectural Review Board
Page 4

**Draper and Kramer,
Incorporated**

55 E. Monroe St.
Suite 3900
Chicago, IL 60603

draperandkramer.com

Shopping center monument signs

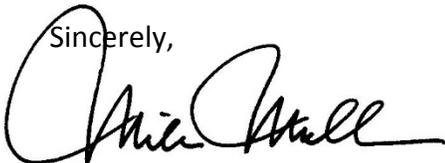
- The Milwaukee Avenue shopping center monument sign has been relocated to the north side of the spine road. The existing sidewalk in the area has been relocated to allow for the proposed sign.
- The signs have been modified by eliminating the double-column tenant sign panel and increasing the width of the sign panel.
- The attached shopping center tenant signage criteria has been revised.

Shopping center identification sign

- The shopping center identification sign has been modified to incorporate the lettering for the "Lincolnshire Marketplace" into the body of the sign and improving visibility.
- The sizing for the lettering for the 'Fresh Market' has been reduced.
- We have added evergreen plantings in the sign beds including in the back of the sign.

Please don't hesitate to contact me if you have any questions or comments. We look forward to meeting with you and the Architectural Review Board on September 20th.

Sincerely,



Michael Mallon, CRX, CCIM
Senior Vice President

Att: Lincolnshire Submittal Packet
Cc: Lincolnshire Development Team



DRIVE THRU ELEVATION



FRONT ELEVATION

REAR ELEVATION



MAIN ENTRY ELEVATION

REPRESENTATION MATERIAL COLOR

COPING, METAL ROOF	"MEDIUM BRONZE"
EIFS	"TONY TAUPE" SW 7038 @ MAIN BLDG "TIKI HUT" SW 7509 @ TOWER PIERS
GOOSENECK	BROWN
AWNING CANVAS (BY OTHERS)	"ROYAL BLUE"
SIDING HARDPLANK	"COBBLESTONE" "ARCTIC WHITE" TRIM
MFGR'D STONE w/ STONE SILL TRIM	"LANER NEWBURY" PRAIRIE BLUFF BOULDER CREEK

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405 Milwaukee Avenue
 Lincolnshire, IL 60069
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OLLMANN ERNEST MARTIN
 ARCHITECTS
 509 South State Street
 Belvidere Illinois 61008
 815-544-7790 Phone
 815-544-7792 Fax

COLOR ELEVATIONS
 NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 9-12-2016 Revision:

2016-077

A2



REAR LEFT



REAR RIGHT



FRONT RIGHT

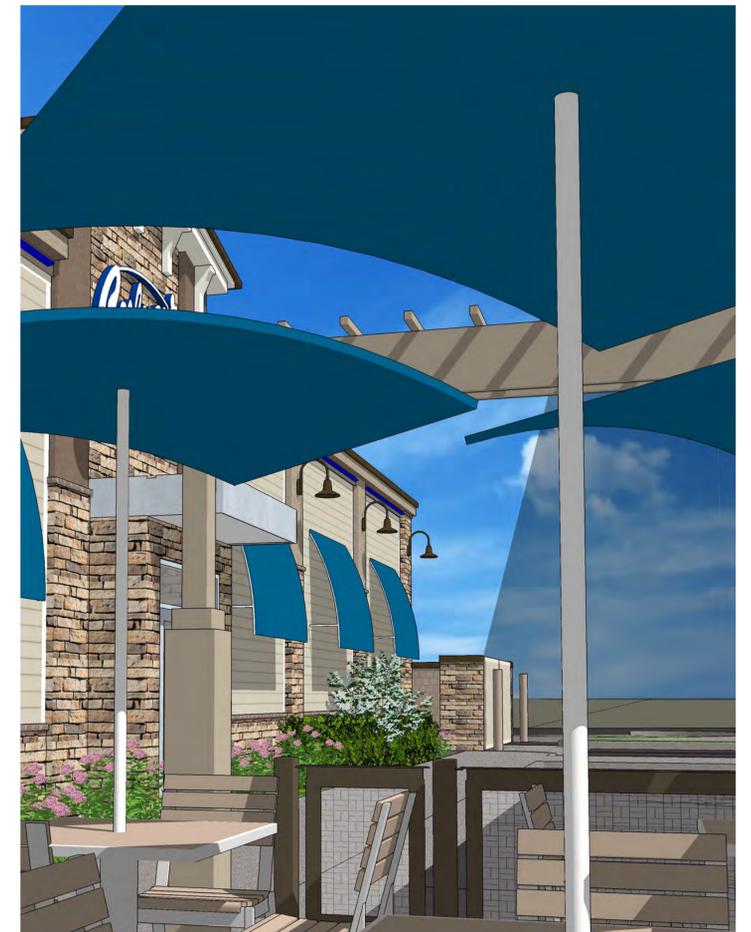


FRONT LEFT

REPRESENTATION MATERIAL COLOR

—	COPING, METAL ROOF	"MEDIUM BRONZE"
—	EAVE TRIM, FASICA & BRACKETS	"ARCTIC WHITE"
—	EIFS "CORNICHE"	"TONY TAUPE"
—	LED	BLUE
—	GOOSENECK	BROWN
—	EIFS @ PIERS	"TIKI HUT" @ TOWERS "TONY TAUPE" @ MAIN
—	AWNING CANVAS (BY OTHERS)	"ROYAL BLUE"
—	WINDOW & DOOR FRAMES & CANOPY @ MAIN ENTRY	NATURAL ALUM.
—	SIDING HARDIEPLANK	"COBBLESTONE" "ARCTIC WHITE" TRIM
—	TRELLIS @ PATIO & DRIVE-THRU	STAIN TO MATCH "TONY TAUPE"
—	MFGR'D STONE w/ STONE SILL TRIM	"LANER NEWBURY" PRAIRIE BLUFF, BOULDER CREEK

**SEE SEPARATE SHEETS
FOR SIGNAGE & PATIO COLORS**



VIEW FROM PATIO



ABOVE PHOTO SHOWS SELECTED CHAIR, TABLE, AND UMBRELLA STYLE. UMBRELLA CANVAS WILL MATCH WINDOW AWNING CANVAS; "ROYAL BLUE" (SUNBRELLA)

PROPOSED PATIO
PANEL COLOR

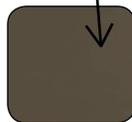
Standard Metal Powdercoat



10-Bronze



83-Silk Gray



84-Beige Gray

wausautile.com/culvers



2307 - \$185 24" L x 21" W x 33" H, 30 lbs.
Powdercoated aluminum frames with 100% recycled plastic slats.

7205 - \$20 Optional anchor kit

PROPOSED PATIO CHAIR



36" Square

1074 - \$470 Inground, 36" S x 29" H, 120 lbs.

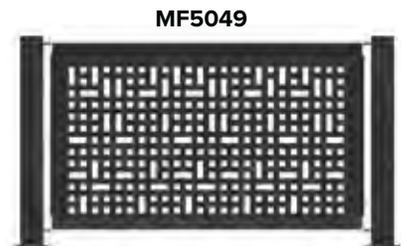
1077 - \$470 Inground, 36" S x 29" H, 120 lbs. 

1076 - \$495 Surface Mount, 36" S x 29" H, 135 lbs.

1079 - \$495 Surface Mount, 36" S x 29" H, 135 lbs. 

Powdercoated aluminum frame with 100% recycled plastic slats, hot-dipped galvanized steel post and umbrella hole.

PROPOSED PATIO TABLE



PROPOSED PATIO RAIL



13 & 26 Watt Straight Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Straight Shade with Wall 20" High, 19" from Wall Goose Arm Style 4.

Color: White

Weight: 16.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.25A	Color Temp:	4000K
208V:	0.16A	Color Accuracy:	84 CRI
240V:	0.14A	L70 Lifespan:	100000
277V:	0.12A	Lumens:	1,604
Input Watts:	29W	Efficacy:	56 LPW
Efficiency:	90%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Single multi-chip, 26W high-output, long-life LED.

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

Fixture:

The GN4LED26NSTW comes with the GOOSE4W arm.

Thermal Management:

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 0.48 A, THD≤20%, PF 97.9%.

Surge Protection:

4kv

Other

Shades:

15" Straight Shade offered.

Equivalency:

The GNLED26 is equivalent in delivered lumens 120W incandescent, 75W MH or 42W CFL.

California Title 24:

Goosenecks complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

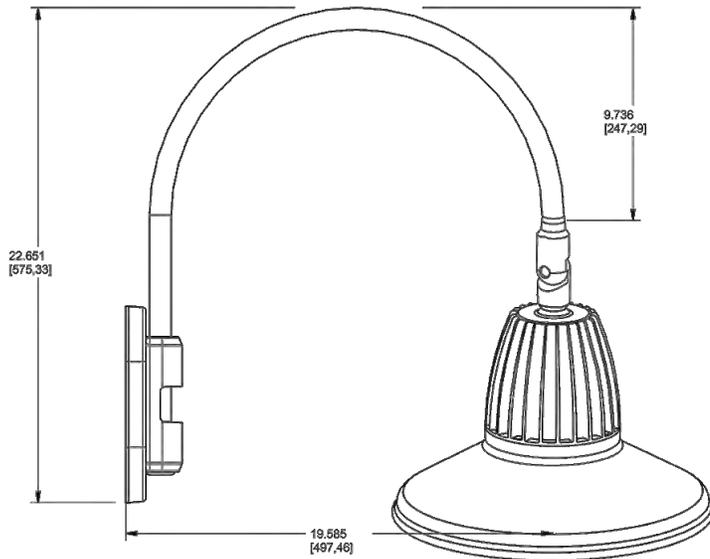
Technical Specifications (continued)

Other

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions

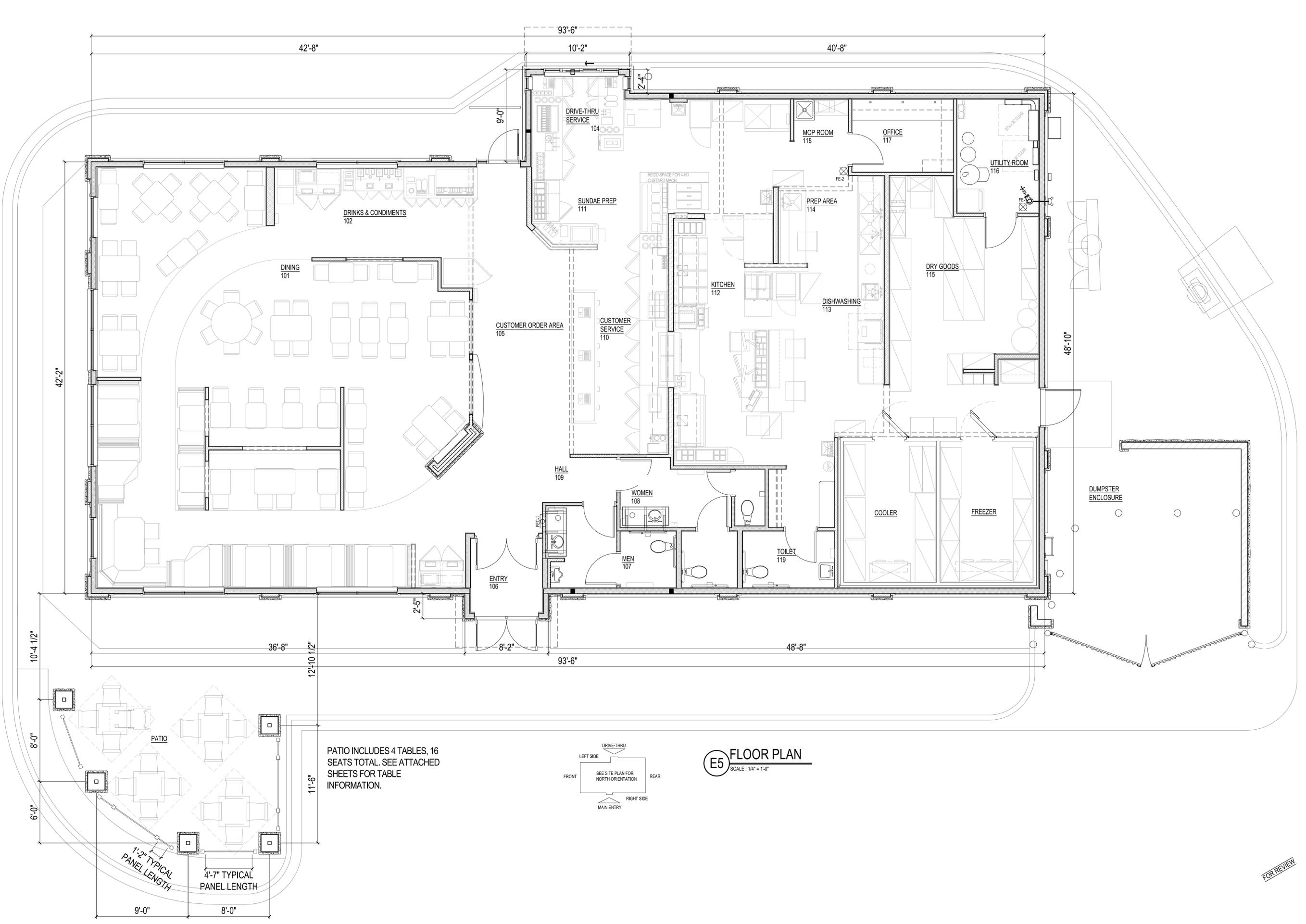


Features

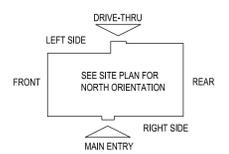
- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5 year LED warranty

Ordering Matrix

Family	Watts	Color Temp	Reflector	Shade	ShadeSize	Finish
GN4LED	26	N		ST		W
	13 = 13W 26 = 26W	Y = 3000K (Warm) N = 4000K (Neutral)	= Flood R = Rectangular S = Spot	ST = Straight Shade	11 = 11" = 15"	B = Black W = White A = Bronze S = Silver G = Hunter Green YL = Yellow LB = Light Blue BL = Royal Blue BWN = Brown I = Ivory R = Red



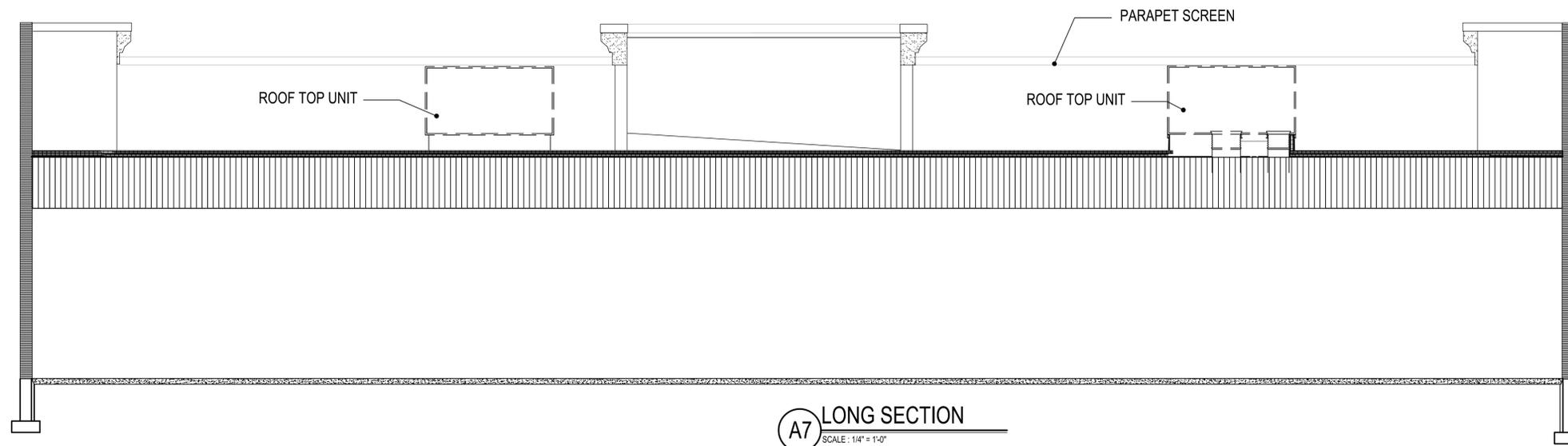
PATIO INCLUDES 4 TABLES, 16 SEATS TOTAL. SEE ATTACHED SHEETS FOR TABLE INFORMATION.



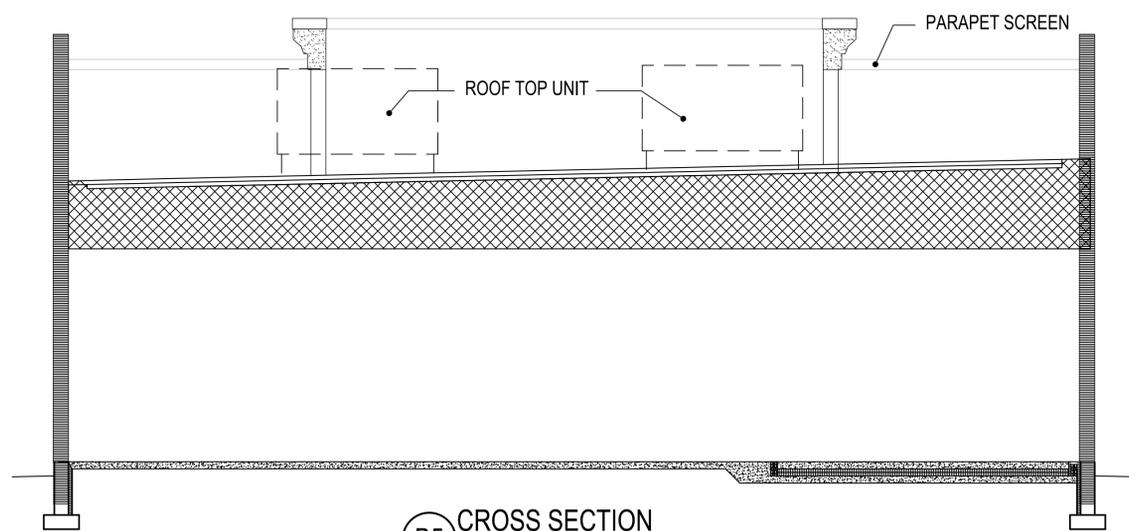
E5 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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NEW CULVER'S RESTAURANT Milwaukee Ave & Half Day Rd Lincolnshire, IL 60069 County of LAKE
 Culver Franchising System, Inc. 1240 Water Street Prairie du Sac, WI 53578 608-643-7980
OWNER: Draper and Kramer Investments Corp 55 E. Monroe Suite 3900 Chicago, IL 60603 Mike Mallon
OLLMANN ERNEST MARTIN ARCHITECTS 509 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax
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FLOOR PLAN Date: 8-4-2016 Revision:
2016-077 <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> A1 </div>

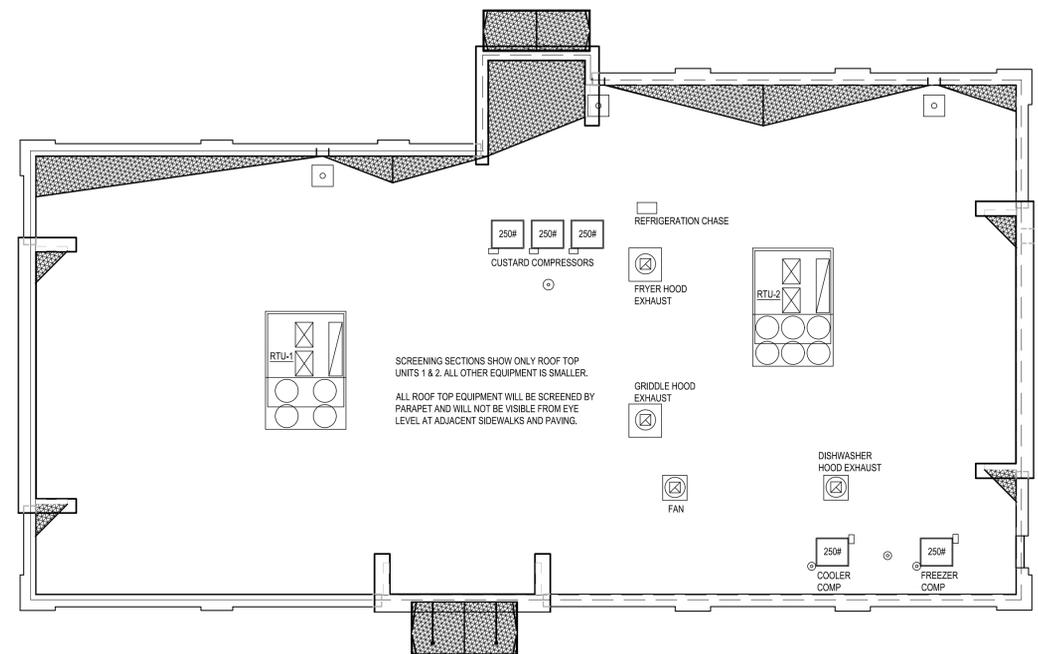
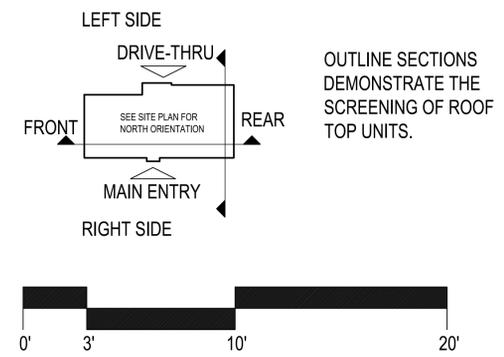
FOR REVIEW



A7 LONG SECTION
SCALE: 1/4" = 1'-0"



B5 CROSS SECTION
SCALE: 1/4" = 1'-0"



H7 ROOF PLAN
SCALE: 1/8" = 1'-0"

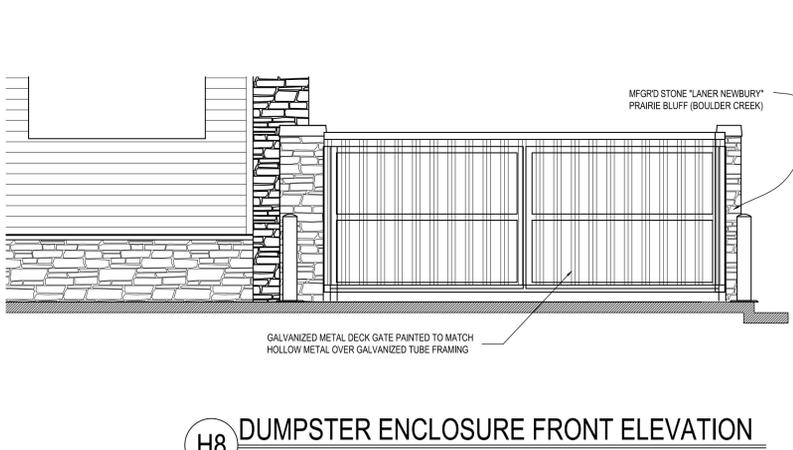
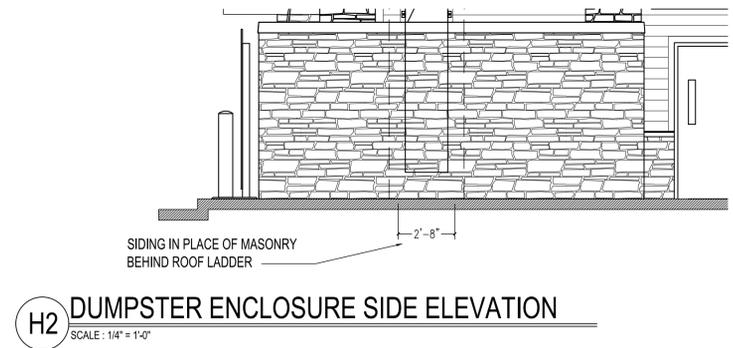
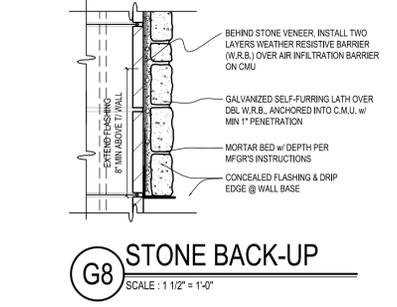
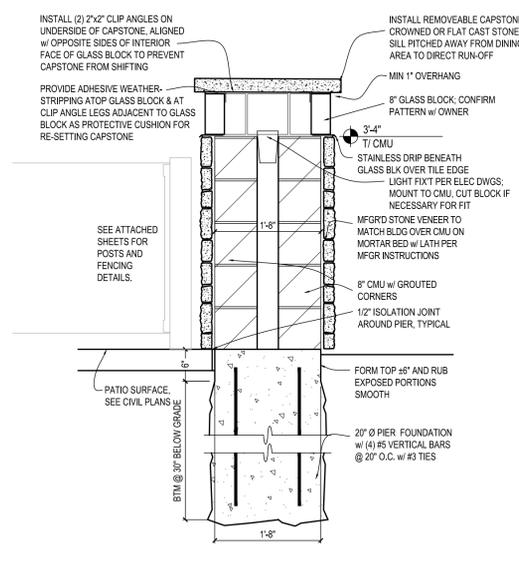
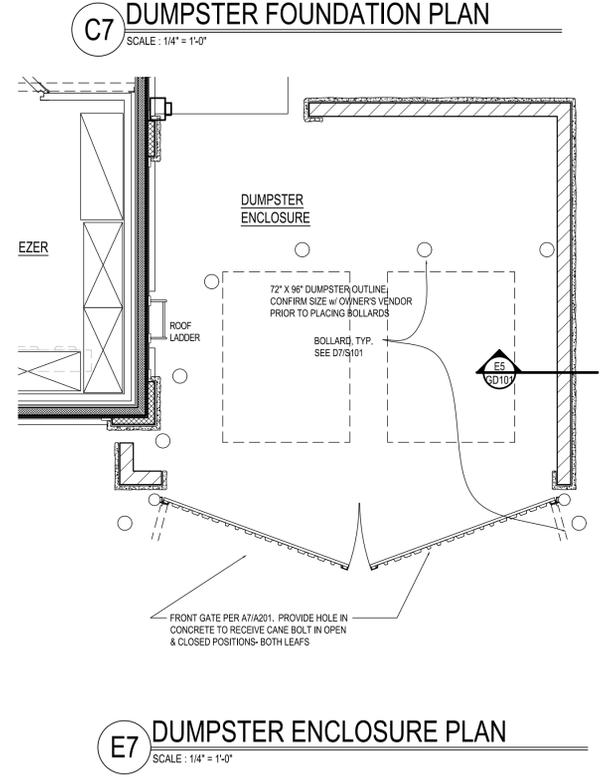
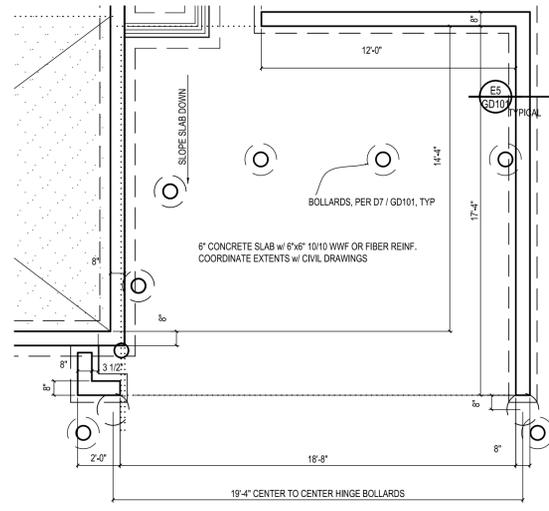
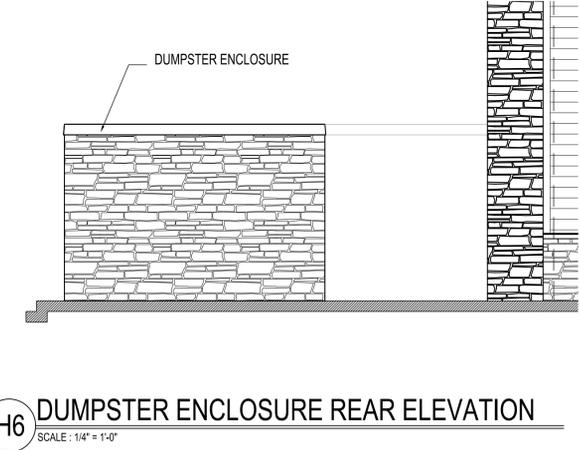
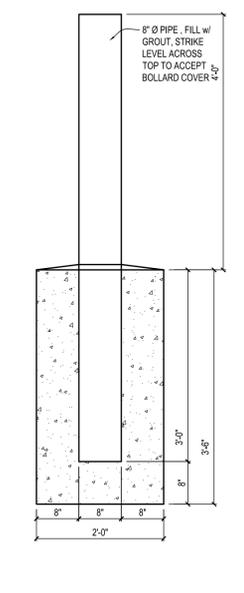
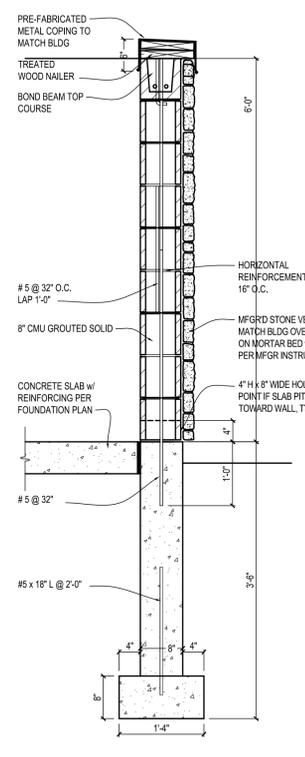
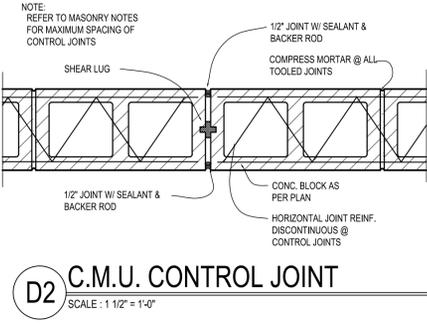
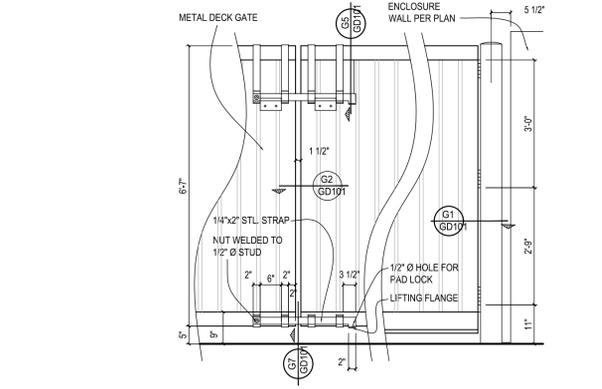
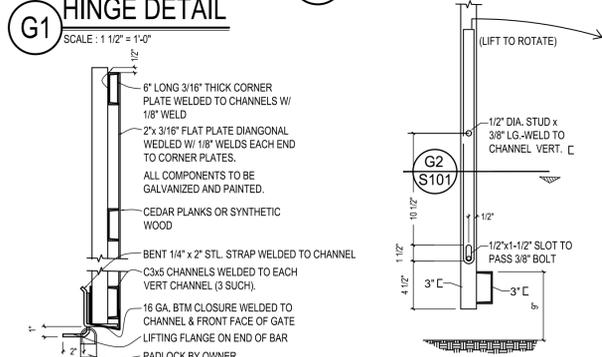
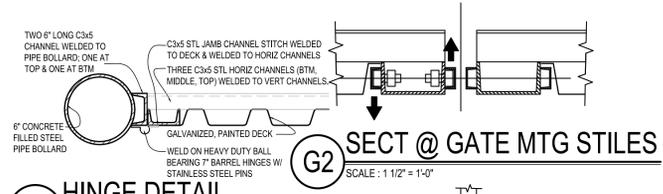


B7 EQUIPMENT

PHOTOS OF EXTERIOR EQUIPMENT - TO BE SCREENED BY LANDSCAPING

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<p>NEW CULVER'S RESTAURANT Milwaukee Ave & Half Day Rd Lincolnshire, IL 60069 County of LAKE</p>
<p><i>Culver's</i> Culver Franchising System, Inc. 1240 Water Street Prairie du Sac, WI 53578 608-643-7980</p>
<p>OWNER: Draper and Kramer Investments Corp 55 E. Monroe Suite 3900 Chicago, IL 60603 Mike Mallon</p>
<p>OLLIVANN ERNEST MARTIN ARCHITECTS 509 South State Street Belvidere Illinois 61008 815-544-7790 Phone 815-544-7792 Fax</p>
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<p>EQUIPMENT/ SCREENING</p>
<p>Date: 8-4-2016 Revision:</p>
2016-077
A4

FOR REVIEW



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NEW CULVER'S RESTAURANT
Milwaukee Ave & Half Day Rd
Lincolnshire, IL 60069
County of LAKE

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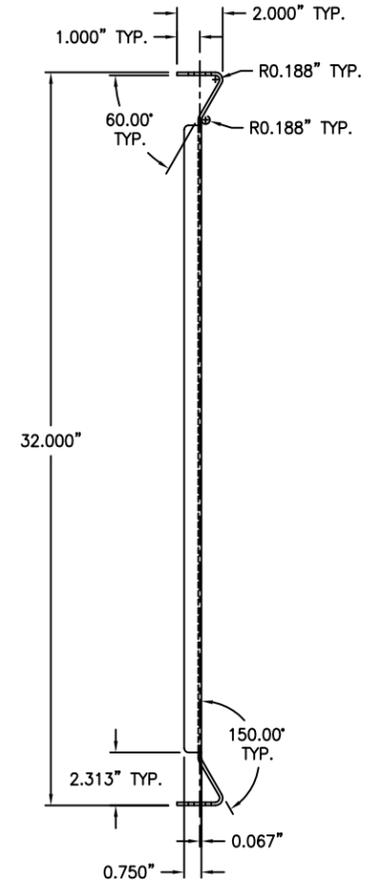
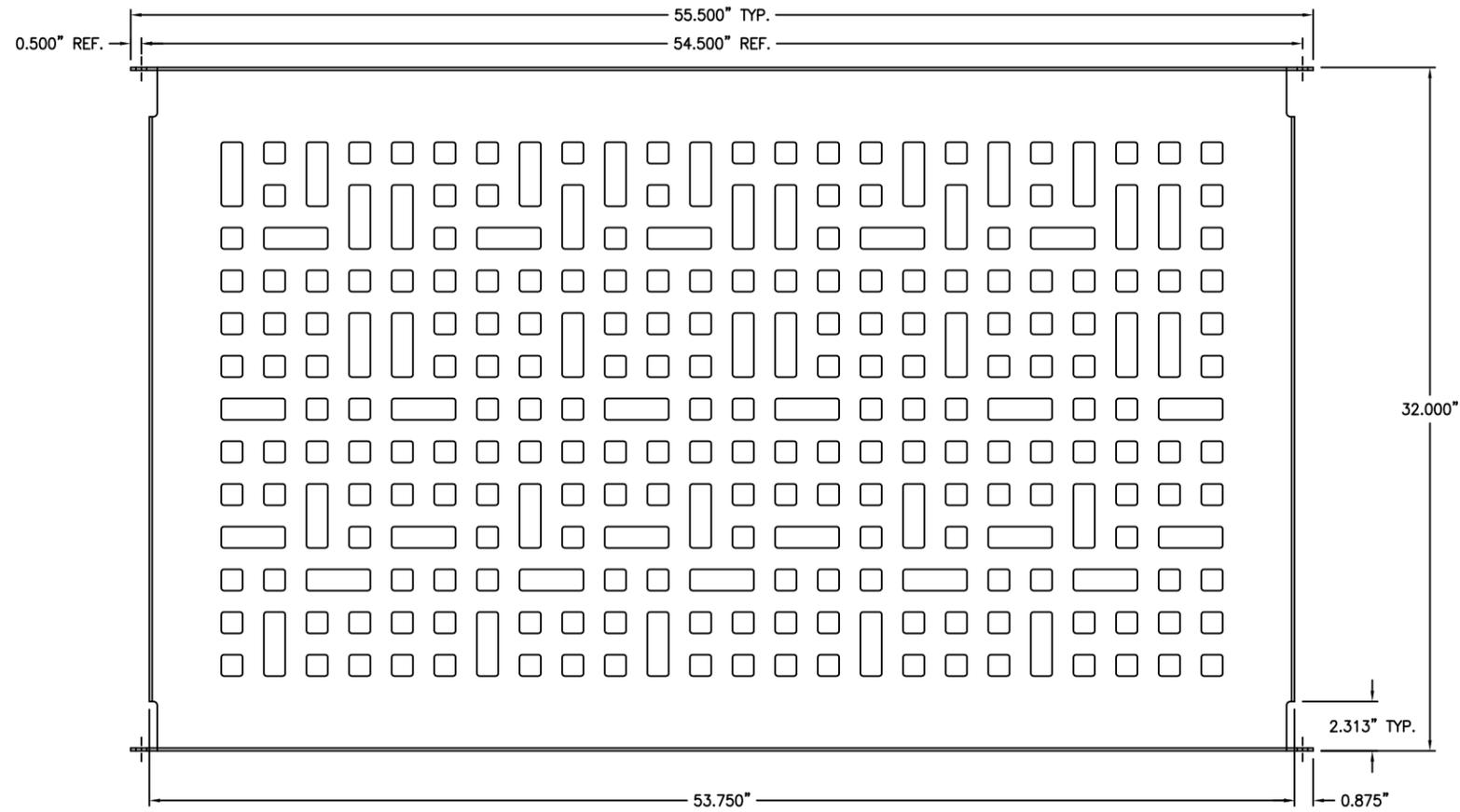
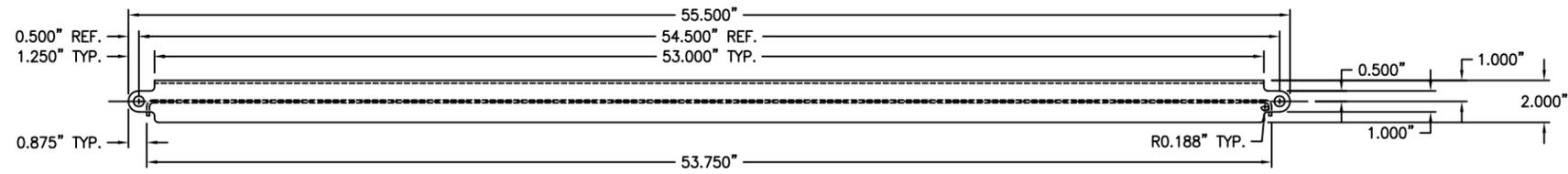
**GARBAGE DUMPSTER
ENCLOSURE DETAILS**

Date: 8-4-2016 Revision:

2016-077

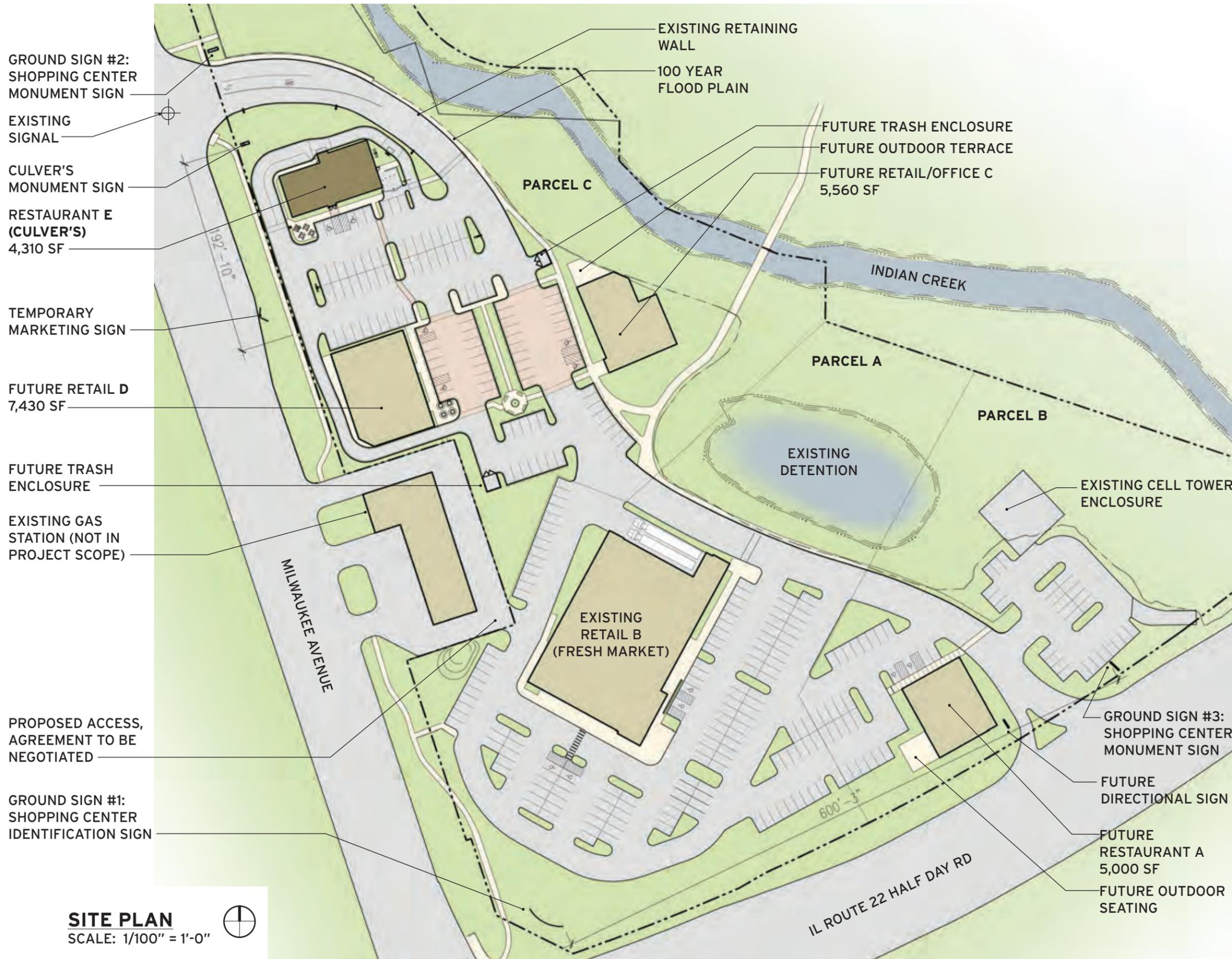
GD101

FOR REVIEW



WAUSAU TILE SITE FURNISHINGS							P.O. BOX 1520 WAUSAU, WISCONSIN 54402-1520 800/388-8728 E-MAIL: WTL@WAUSAUTILE.COM WEB SITE: WWW.WAUSAUTILE.COM				
REVISIONS				DRAWN BY		M JOHNSON		JOB		MATERIAL	
NO.	DATE	BY	NO.	DATE	BY	TITLE		JOB NO.		WEIGHT	
1	11/6/12	MMJ	4			10 GA. - S-G PATTERN					
2			5			SCALE 1/4" = 1"		UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES ANGLES ±0.5° FRACTIONS ± 1/64"		DATE 5/14/10	
3			6					2 PL. ±0.01 3 PL. ±0.005		FINISH OPTIONS	
										DWG. NO. MF5049	

△ MATERIAL WAS 10 GA. STEEL SHEET



DEVELOPMENT SUMMARY

PARCELS A & B

RESTAURANT A:	5,000 SF
RETAIL B (FRESH MARKET)	24,000 SF
TOTAL GLA:	29,000 SF

PARKING PROVIDED	
PARCEL A:	142 SPACES
PARCEL B:	28 SPACES
TOTAL PARKING PROVIDED (A&B)	170 SPACES
PARKING RATIO	5.86/1000

PARCEL C

RETAIL/OFFICE C:	5,560 SF
RETAIL SHOPS D:	7,430 SF
RESTAURANT E (CULVER'S):	4,310 SF
TOTAL GLA	17,300 SF

PARKING PROVIDED:	109 SPACES
PARKING RATIO	6.3/1000

ZONING SUMMARY

DISTRICT	ORD. REQ. / ACTUAL
	PUD R-5 / SU
BUILDING HEIGHT	48' / 23'
SETBACKS	
FRONT	15' / 30'-6"
SIDE	10' / >240'
REAR	20' / >80'
PARKING	
SPACES	44 / 55
DRIVE-THRU STACKING	4 / 4
LOADING	NR / 0

SITE PLAN
SCALE: 1/100" = 1'-0"

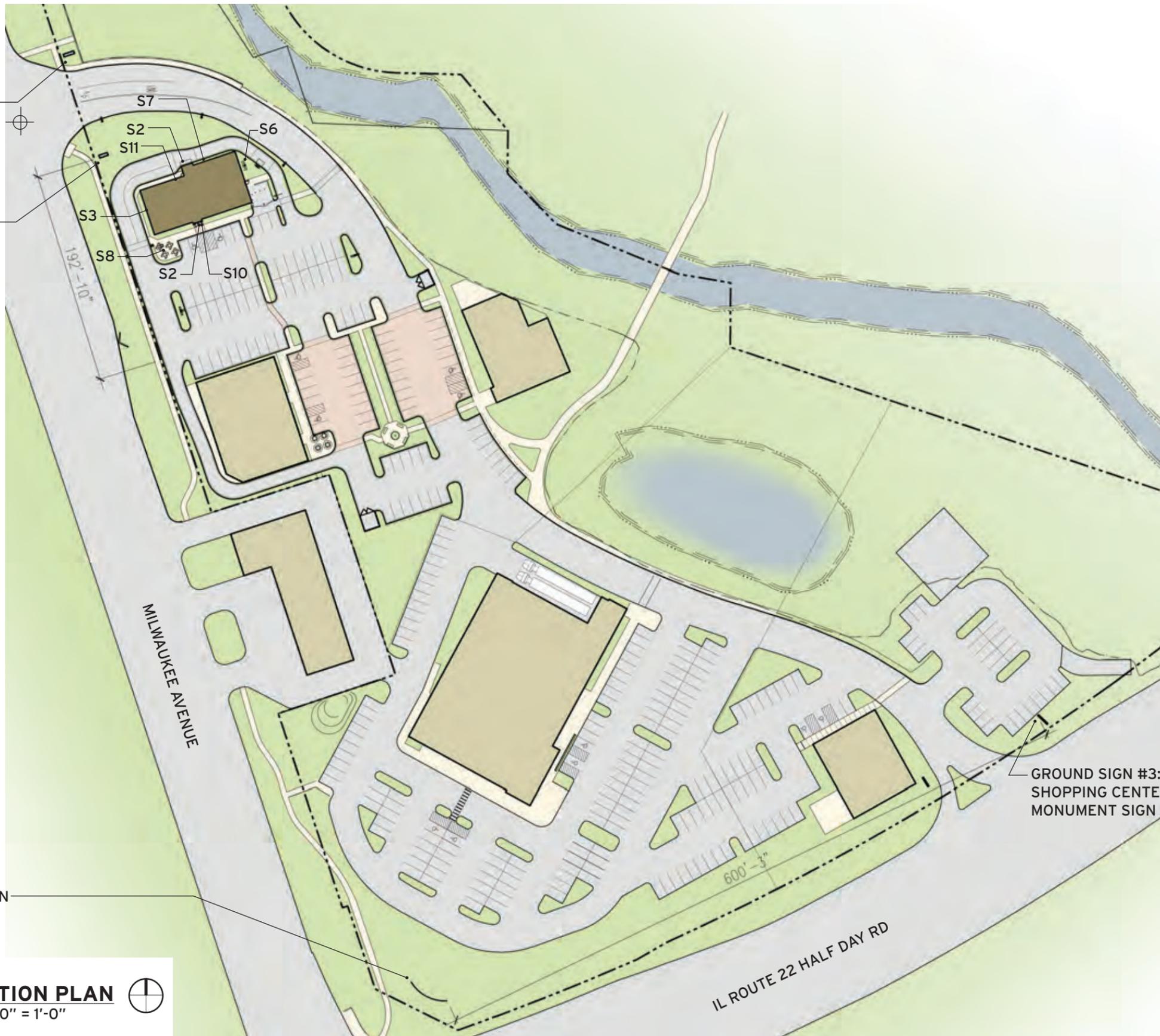
LINCOLNSHIRE MARKETPLACE

LINCOLNSHIRE, ILLINOIS

DRAPER AND KRAMER
INCORPORATED



DATE: SEPTEMBER 12, 2016 PROJECT # 13046



GROUND SIGN #2:
SHOPPING CENTER
MONUMENT SIGN

S1: CULVER'S
MONUMENT SIGN

GROUND SIGN #1:
SHOPPING CENTER
IDENTIFICATION SIGN

GROUND SIGN #3:
SHOPPING CENTER
MONUMENT SIGN

SIGN
TABULATION PLAN
SCALE: 1/100" = 1'-0"



LINCOLNSHIRE MARKETPLACE

LINCOLNSHIRE, ILLINOIS

DRAPER AND KRAMER
INCORPORATED

SIGN SUMMARY

SHOPPING CENTER GROUND SIGNS

GROUND SIGN #1	222 SF
GROUND SIGN #2	240 SF
GROUND SIGN #3	240 SF
TOTAL SIGN AREA:	702 SF

CULVER'S SIGNS

S1 GROUND SIGN - MONUMENT SIGN	54 SF
S2 WALL SIGN - "CULVER'S" (x2)	29.96 SF
S3 WALL SIGN - "CULVER'S"	46.77 SF
S4 - N/A	
S5 - N/A	
S6 GROUND SIGN - DT MENU BOARD	55.3 SF
S7 BLADE SIGN - NON ILLUMINATED	3.7 SF
S8 GROUND SIGN - DIRECTIONAL SIGN	3.2 SF
S9 - N/A	
S10 WINDOW DECAL - DOOR VINYL	1.2 SF
S11 WINDOW DECAL - EMP. ENTRANCE	.76 SF
S12 - N/A	
TOTAL SIGN AREA:	224.85 SF



OKW Architects

DATE: SEPTEMBER 12, 2016

PROJECT # 13046

GROUND SIGN #2:
SHOPPING CENTER
MONUMENT SIGN

CULVER'S
MONUMENT SIGN

EXISTING SIGNAL



PARCEL C:
ENLARGED SITE PLAN
SCALE: 1/50" = 1'-0"

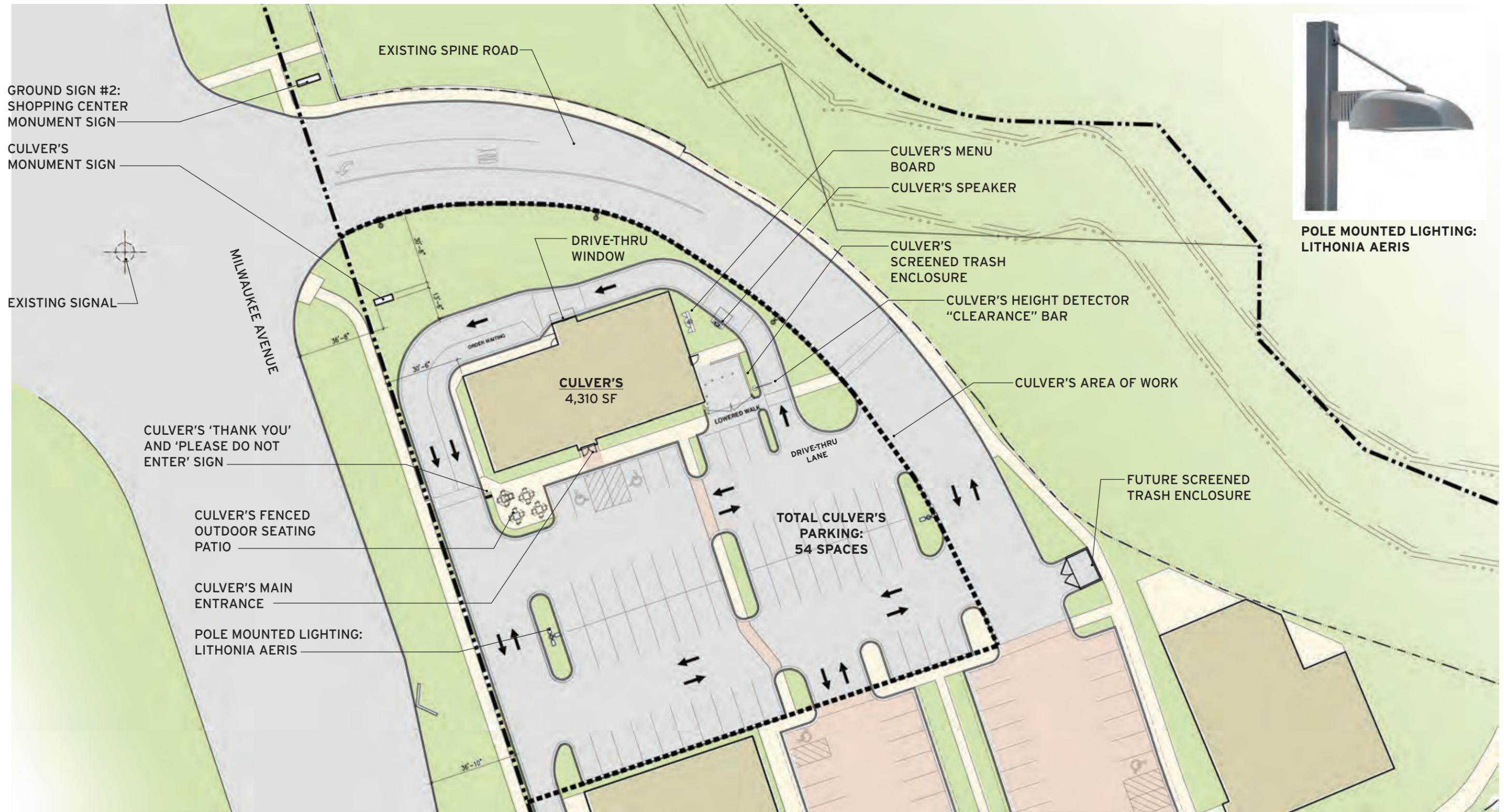
LINCOLNSHIRE MARKETPLACE
LINCOLNSHIRE, ILLINOIS

DRAPER AND KRAMER
INCORPORATED



OKW Architects

DATE: SEPTEMBER 12, 2016 PROJECT # 13046



POLE MOUNTED LIGHTING:
LITHONIA AERIS

CULVER'S:
ENLARGED SITE PLAN
SCALE: 1/40" = 1'-0"

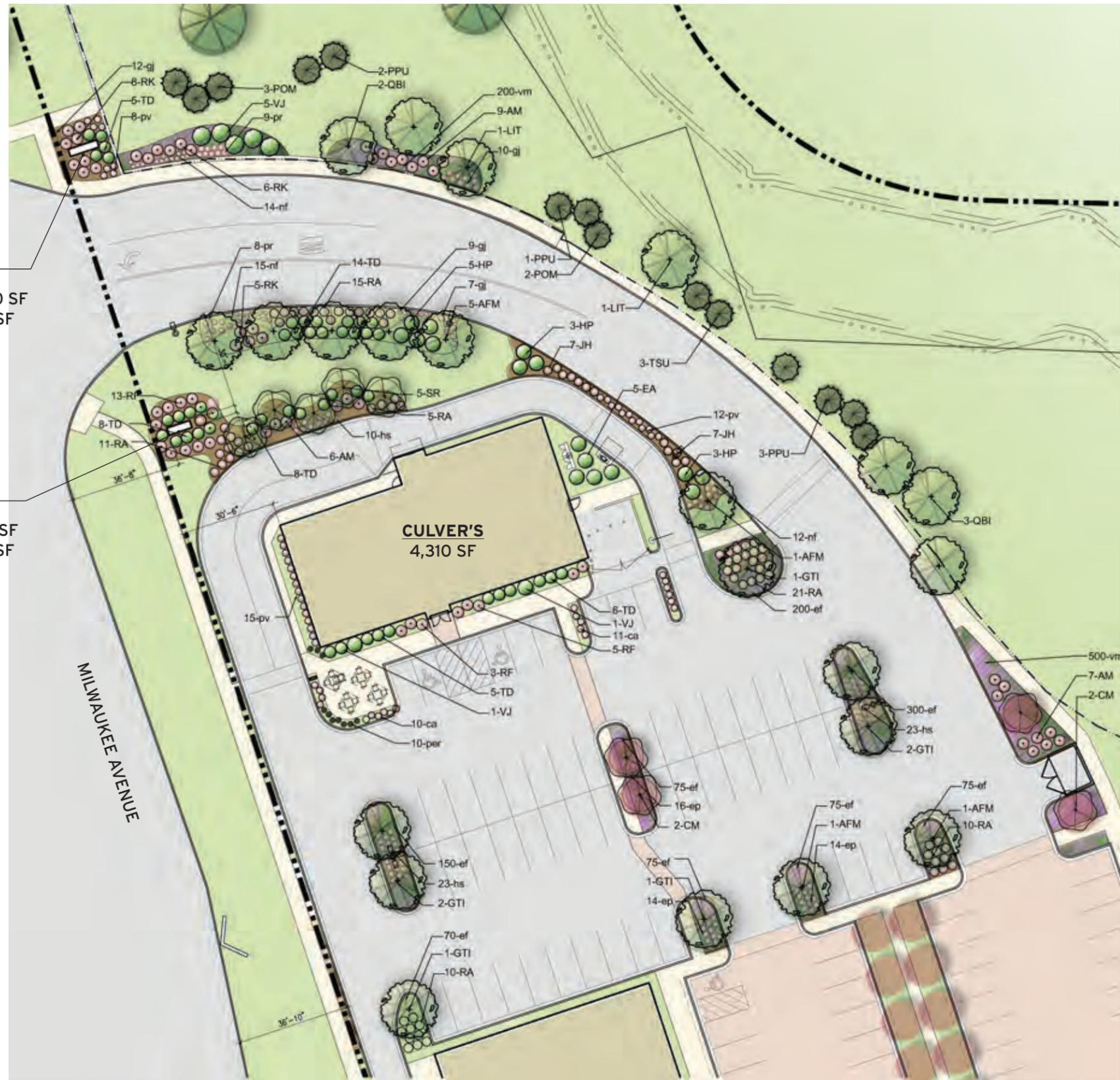


Symbol	Quantity	Botanical Name	Common Name	Size
Shade Trees				
AFM	8	ACER X FREEMANI 'MARMO'	MARMO FREEMAN MAPLE	3" BB
GTI	9	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	3" BB
LIT	2	LIRODENDRON TULIPIFERA	TULIP TREE	3" BB
QBI	5	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
Evergreen Trees				
POM	5	PICEA OMORIKA	SERBIAN SPRUCE	8" BB
PPU	6	PICEA PUNGENS	COLORADO SPRUCE	8" BB
TSU	3	TSUGA CANADENSIS	CANADIAN HEMLOCK	8" BB
Ornamental Trees				
AC	5	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8" BB
CM	2	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6" BB
SR	5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8" BB
Evergreen Shrubs				
JH	14	JUNPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	COMPACT ANDORRA JUNPER	5 GAL
TD	60	TAXUS x MEDIA 'DENS'	DENSE YEW	24" BB
Deciduous Shrubs				
AM	22	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	24" BB
EA	5	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB
HP	11	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB
RA	72	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL
RF	21	ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2 GAL
RK	40	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 GAL
VJ	7	VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB
Groundcover				
ef	1225	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS
vm	700	VINCA MINOR	PERIWINKLE	3" POTS
Perennials & Grasses				
ca	10	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL
ep	51	ECHINACEA PURPUREA 'MAGNUS'	CONEFLOWER	1 GAL
gj	38	GERANIUM X 'JOHNSONS BLUE'	JOHNSONS BLUE GERANIUM	1 GAL
hs	56	HEMEROCALLIS 'STELLA DORO'	SELLA DORO DAYLILY	1 GAL
nf	67	NEPETA X FAASSENI	FAASSENS CATMINT	1 GAL
pv	41	PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL
pr	17	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	SWITCH GRASS	3 GAL

LANDSCAPE REQUIREMENTS - SITE DATA

PROJECT AREA	72,380 SF
PROPOSED IMPERVIOUS SURFACE	
PARKING AND DRIVE-THRU	24,670 SF
MAIN ACCESS ROAD	14,063 SF
PEDESTRIAN SIDEWALKS	4,630 SF
BUILDING FOOTPRINT	4,360 SF
TOTAL IMPERVIOUS SURFACE	47,723 SF
TOTAL PROPOSED OPEN SPACE	24,657 SF

**CULVER'S:
LANDSCAPE PLAN**
SCALE: 1/40" = 1'-0"



LINCOLNSHIRE MARKETPLACE

LINCOLNSHIRE, ILLINOIS

DRAPER AND KRAMER
INCORPORATED

dkw OKW Architects

DATE: SEPTEMBER 12, 2016 PROJECT # 13046

GROUND SIGN #1:
SHOPPING CENTER
IDENTIFICATION SIGN

GROUND SIGN AREA = 222 SF
LANDSCAPE AREA = 746 SF



NO MORE THAN 25%
OF BED SHALL BE
UNPLANTED

SHOPPING CENTER IDENTIFICATION SIGN:

LANDSCAPE PLAN

SCALE: 1/40" = 1'-0"



GROUND SIGN #2:
SHOPPING CENTER
MONUMENT SIGN

GROUND SIGN AREA = 240 SF
LANDSCAPE AREA = 495 SF



NO MORE THAN 25%
OF BED SHALL BE
UNPLANTED

MONUMENT SIGN:

LANDSCAPE PLAN

SCALE: 1/40" = 1'-0"



GROUND SIGN #3:
SHOPPING CENTER
MONUMENT SIGN

GROUND SIGN AREA = 240 SF
LANDSCAPE AREA = 495 SF



NO MORE THAN 25%
OF BED SHALL BE
UNPLANTED

MONUMENT SIGN:

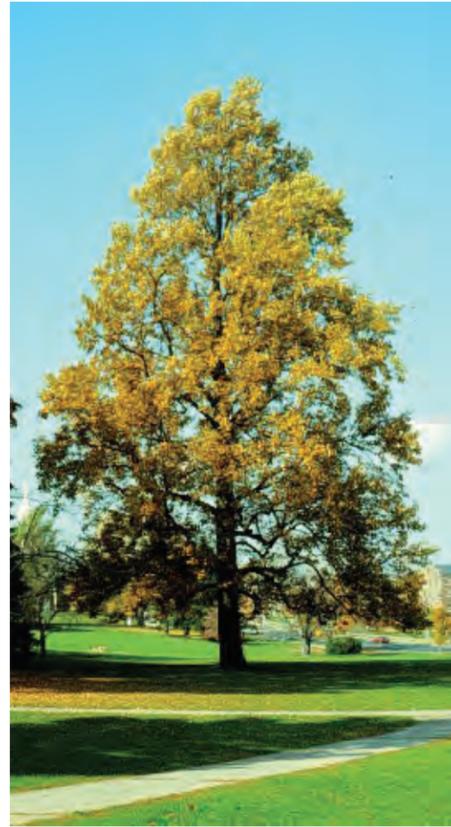
LANDSCAPE PLAN

SCALE: 1/40" = 1'-0"





MARMO FREEMAN MAPLE



TULIP TREE



SWAMP WHITE OAK



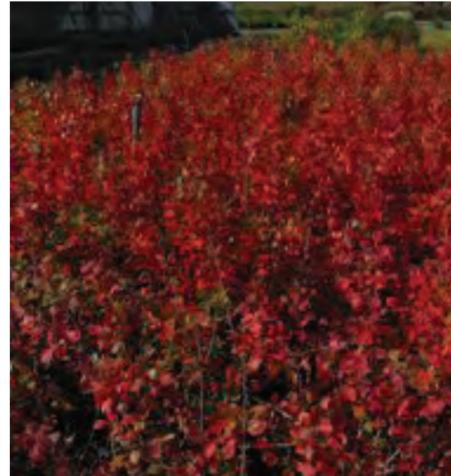
CORNELIAN CHERRY DOGWOOD



THORNLESS HONEYLOCUST



IROQUOIS BEAUTY
BLACK CHOKEBERRY



GRO LOW SUMAC



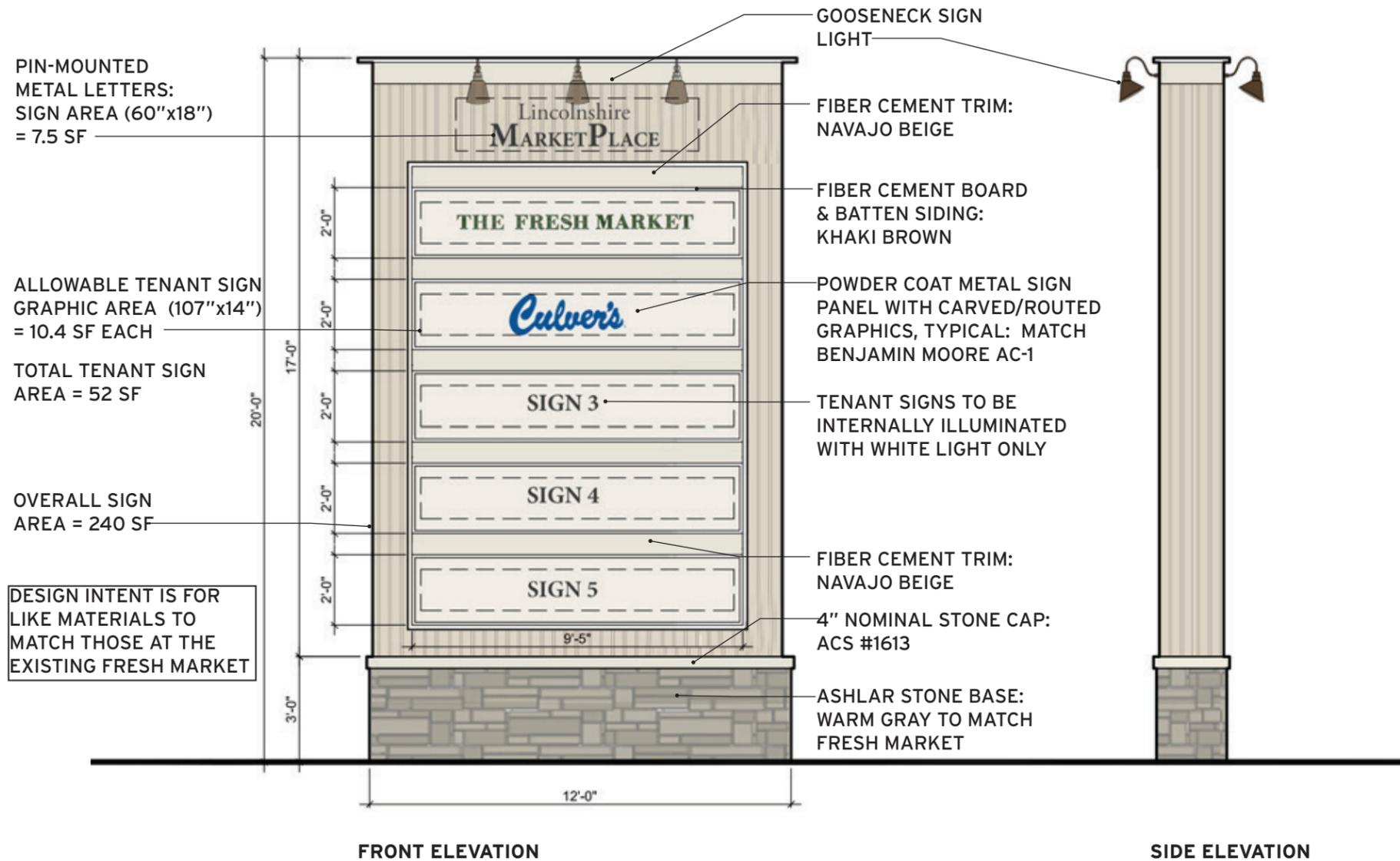
TARDIVA HYDRANGEA



KNOCKOUT SHRUB ROSE



JUDD VIBURNUM



**PERSPECTIVE VIEW OF GROUND SIGN #3,
GROUND SIGN #2 IS SIMILAR**

**GROUND SIGN #2 & #3
SHOPPING CENTER MONUMENT SIGN**
SCALE: 1/4" = 1'-0"

LINCOLNSHIRE MARKETPLACE

LINCOLNSHIRE, ILLINOIS

DRAPER AND KRAMER
INCORPORATED

okw OKW Architects

DATE: SEPTEMBER 14, 2016 PROJECT # 13046



GROUND SIGN HORIZONTAL FLOODLIGHTS: LITHONIA AERIS

NOTE: FLOODLIGHTS TO ILLUMINATE BOTH 'LINCOLNSHIRE MARKETPLACE' AND 'THE FRESH MARKET' SIGNS

NOTE: LANDSCAPING BEHIND SHOPPING CENTER IDENTIFICATION SIGN IS PROVIDED - SEE ENLARGED PLAN FOR SPECIES SELECTIONS

PERSPECTIVE



DESIGN INTENT IS FOR LIKE MATERIALS TO MATCH THOSE AT THE EXISTING FRESH MARKET

GROUND SIGN #1
SHOPPING CENTER IDENTIFICATION SIGN

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

LINCOLNSHIRE MARKETPLACE

LINCOLNSHIRE, ILLINOIS

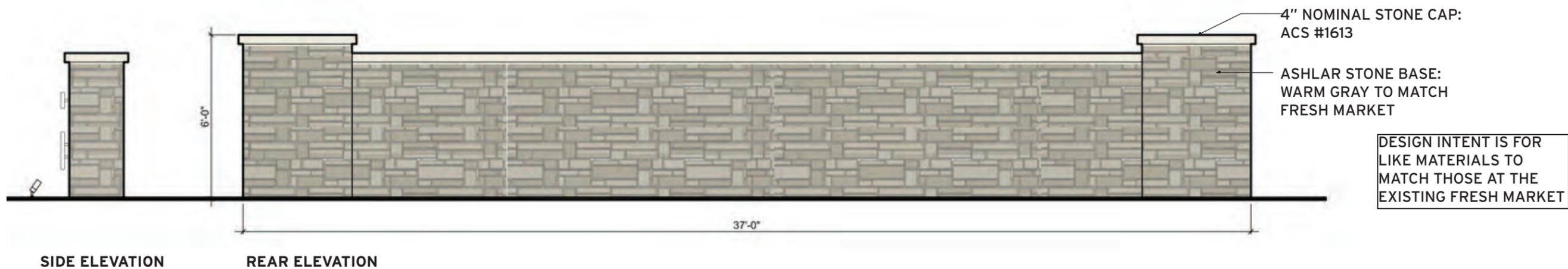
DRAPER AND KRAMER
INCORPORATED



OKW Architects

DATE: SEPTEMBER 12, 2016

PROJECT # 13046



GROUND SIGN #1
SHOPPING CENTER IDENTIFICATION SIGN
 SCALE: 1/4" = 1'-0"

NOTE: LANDSCAPING
 BEHIND SHOPPING CENTER
 IDENTIFICATION SIGN IS
 PROVIDED - SEE ENLARGED PLAN
 FOR SPECIES SELECTIONS

LINCOLNSHIRE MARKETPLACE
 LINCOLNSHIRE, ILLINOIS

DRAPER AND KRAMER
 INCORPORATED

Culver's

Sign Recommendation Book

C49721

Lincolnshire, IL

Address TBD

8/5/14

Revised On

8/5/16

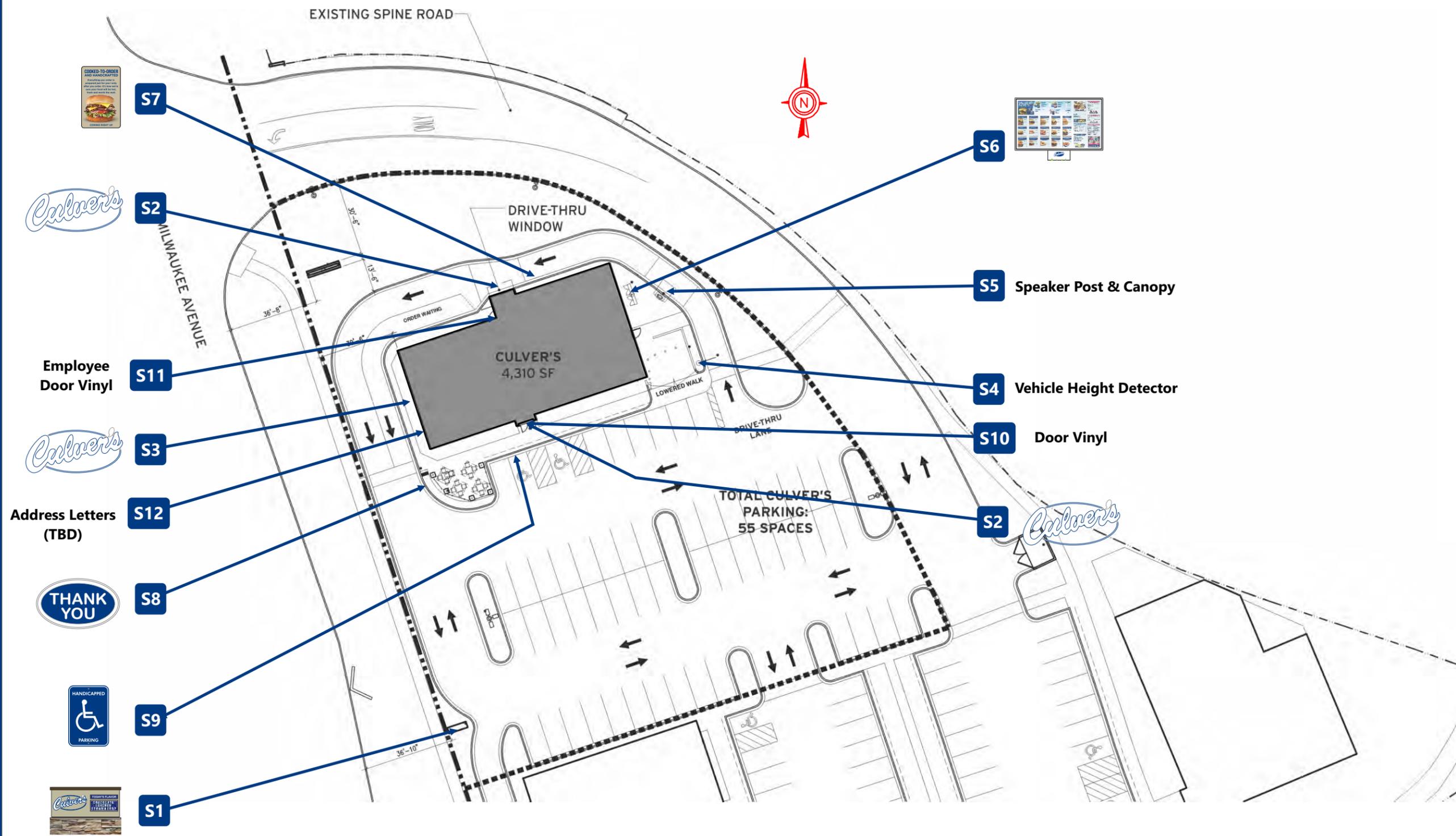
8/9/16

8/16/16

8/30/16

9/9/16





-  S7
-  S2
- Employee Door Vinyl** S11
-  S3
- Address Letters (TBD)** S12
-  S8
-  S9
-  S1

-  S6
- Speaker Post & Canopy** S5
- Vehicle Height Detector** S4
- Door Vinyl** S10
-  S2

Revisions:	Revisions:	Revisions:
X	X	X
X	X	X
X	X	X

File Location:
ArtDept\CoreColors\Culvers

Date: 8-4-16
Designer: PB PM: RS

City/State: Lincolnshire, IL
Address: TBD

Drawing # **C49721**
Site Name -

Elevation Overview



North Elevation



West Elevation



East Elevation



South Elevation

Revisions:

x
x
x

Revisions:

x
x
x

Revisions:

x
x
x

File Location:
ArtDept\CoreColors\Culvers

Date: 8-4-16

Designer: PB PM: RS

City/State: Lincolnshire, IL

Address: TBD

Drawing #

C49721

Site Name

-

Evening Elevation Overview



North Elevation



West Elevation



East Elevation



South Elevation

Revisions:

x
x
x

Revisions:

x
x
x

Revisions:

x
x
x

File Location:
ArtDept\CoreColors\Culvers

Date: 8-4-16

Designer: PB PM: RS

City/State: Lincolnshire, IL

Address: TBD

Drawing #

C49721

Site Name

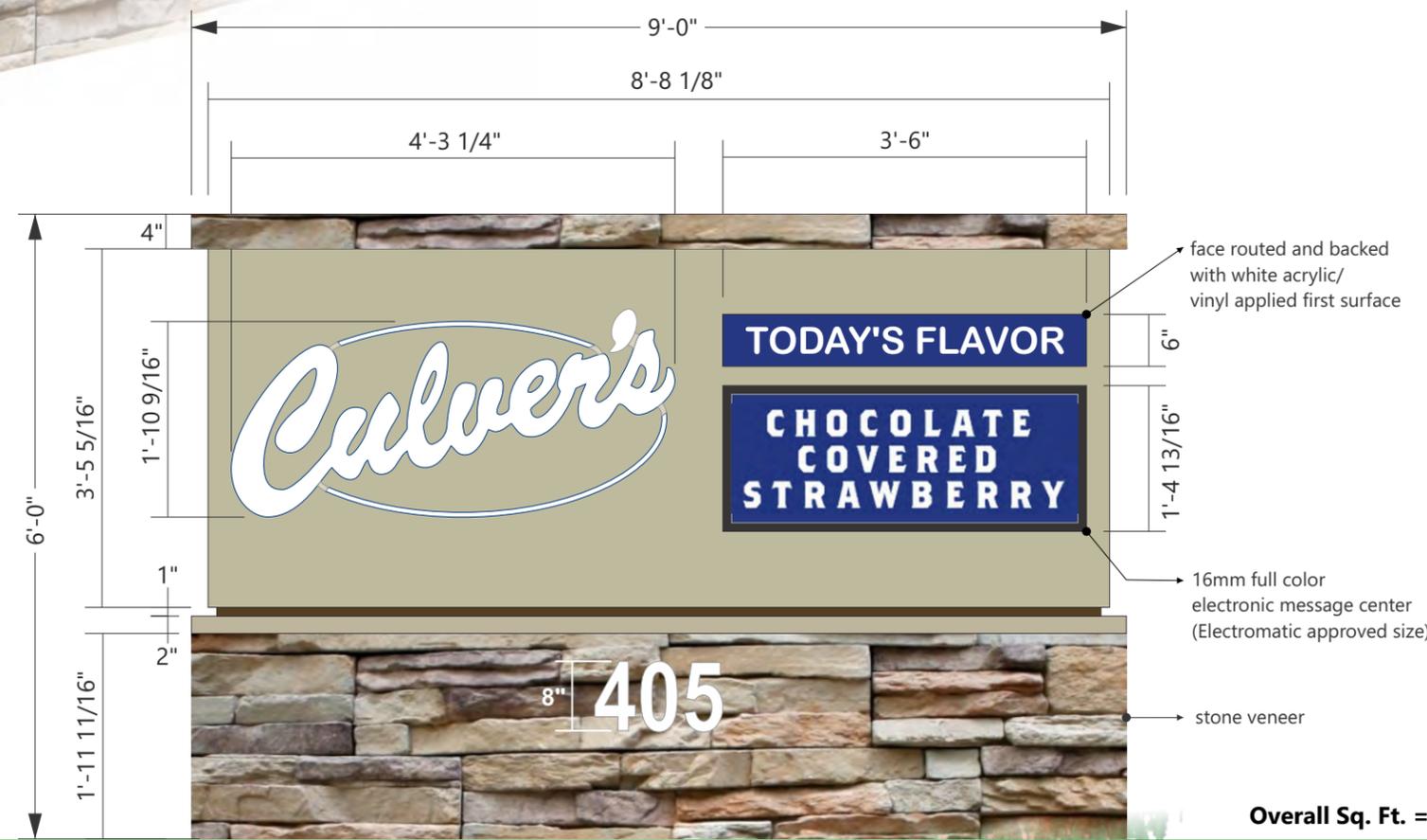
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S1a

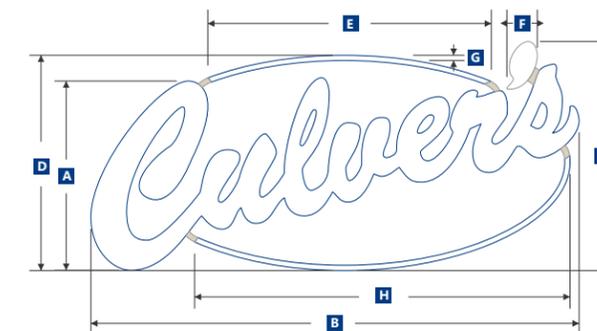
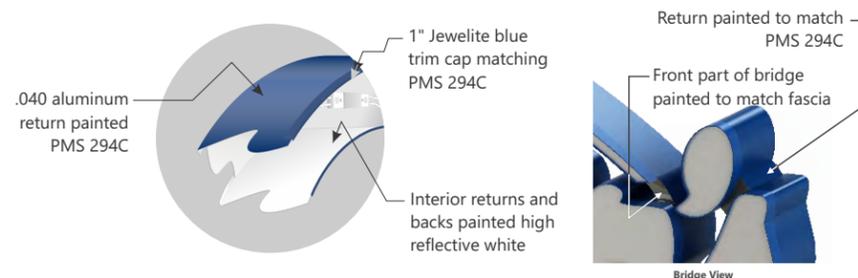
Custom Monument

Install new D/F, direct set Culver's monument. Engineering will be required prior to manufacture



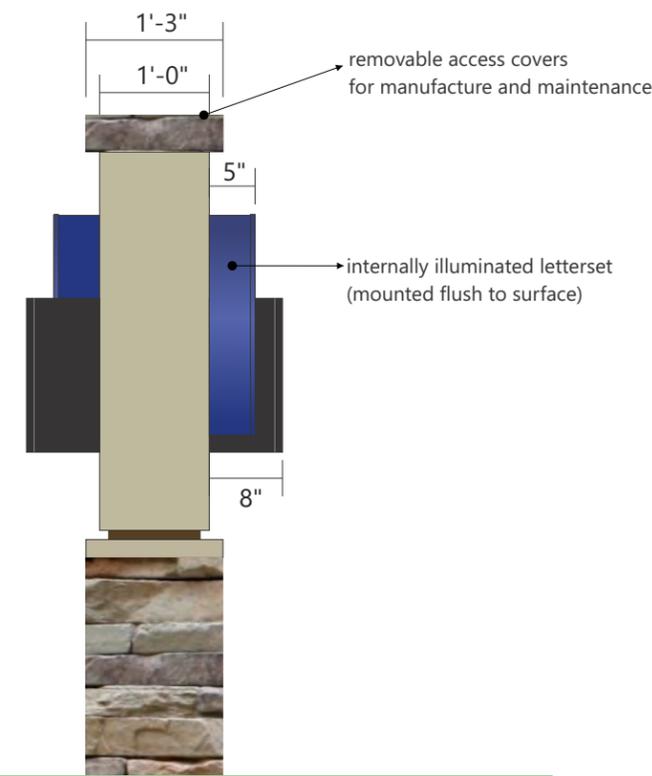
Letterset Recommendation (Qty. 2)

	A	B	C	D	E	F	G*	H	SF
SL-10	1'-7 13/16"	4'-3 1/4"	2'-0"	1'-10 9/16"	2'-5 13/16"	3 3/16"	9/16"	2'-11 3/4"	8.54



Cabinet Material Specifications

Fiber cement board to match Culver's building (PMS 7529 C)



Overall Sq. Ft. = 54

1:20



Revisions:
Material specs revised (9/9/16) PB
x
x

Revisions:
x
x
x

Revisions:
x
x
x

File Location:
ArtDept\CoreColors\Culvers

Date: 7-11-15

Designer: PB PM: RS

City/State: Lincolnshire, IL

Address: TBD

Drawing #

C49721

Site Name

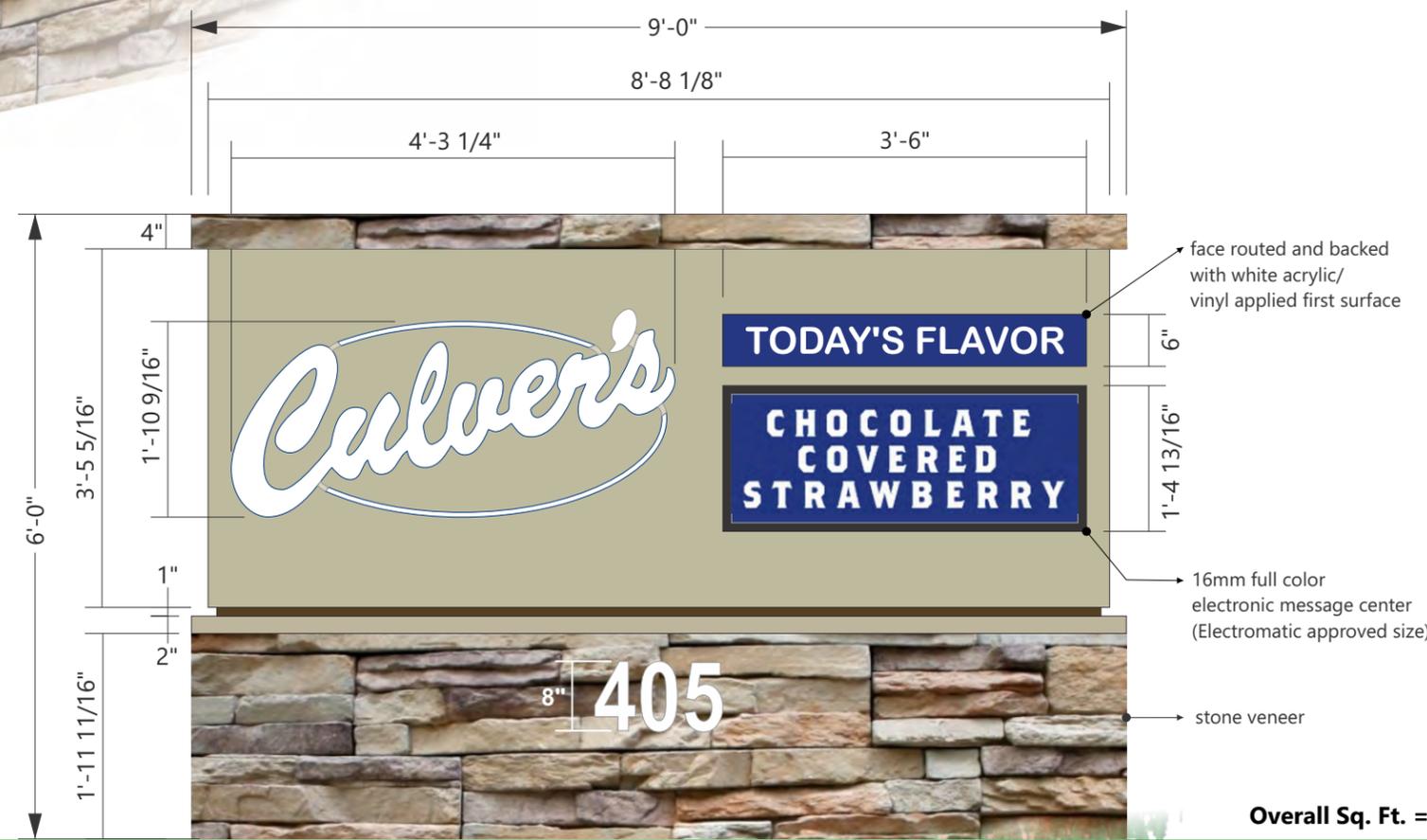
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S1b

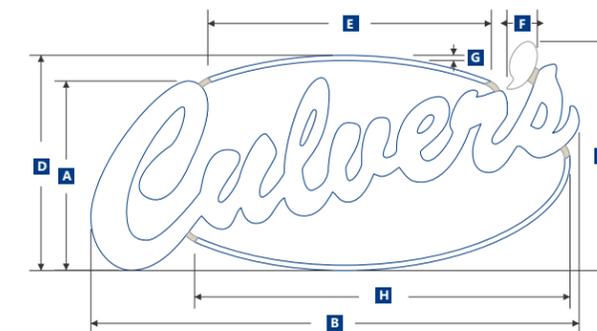
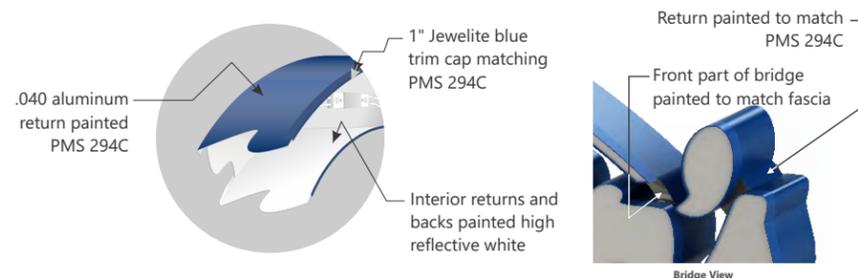
Custom Monument

Install new D/F, direct set Culver's monument. Engineering will be required prior to manufacture



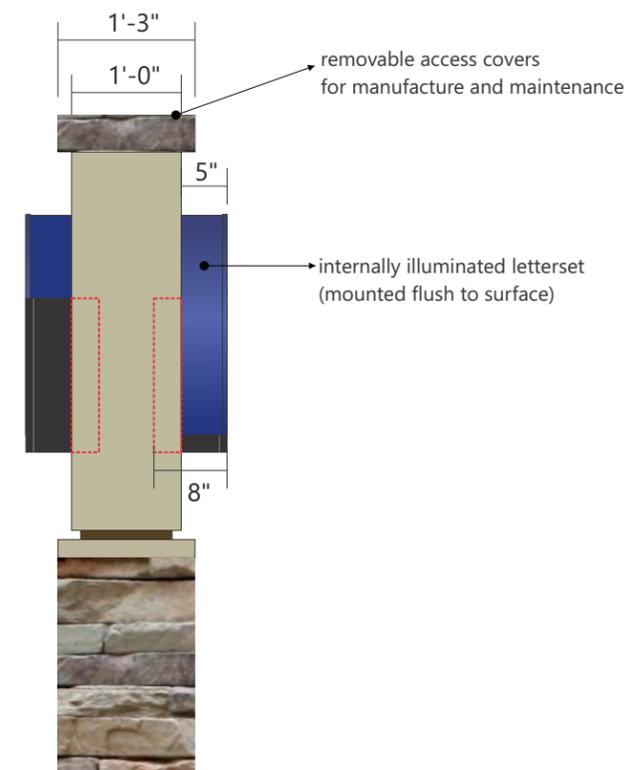
Letterset Recommendation (Qty. 2)

	A	B	C	D	E	F	G*	H	SF
SL-10	1'-7 13/16"	4'-3 1/4"	2'-0"	1'-10 9/16"	2'-5 13/16"	3 3/16"	9/16"	2'-11 3/4"	8.54



Cabinet Material Specifications

Fiber cement board to match Culver's building (PMS 7529 C)



Overall Sq. Ft. = 54

1:20



Revisions:

x
x
x

Revisions:

x
x
x

Revisions:

x
x
x

File Location:
ArtDept\CoreColors\Culvers

Date: 9-9-16

Designer: PB PM: RS

City/State: Lincolnshire, IL

Address: TBD

Drawing #

C49721

Site Name

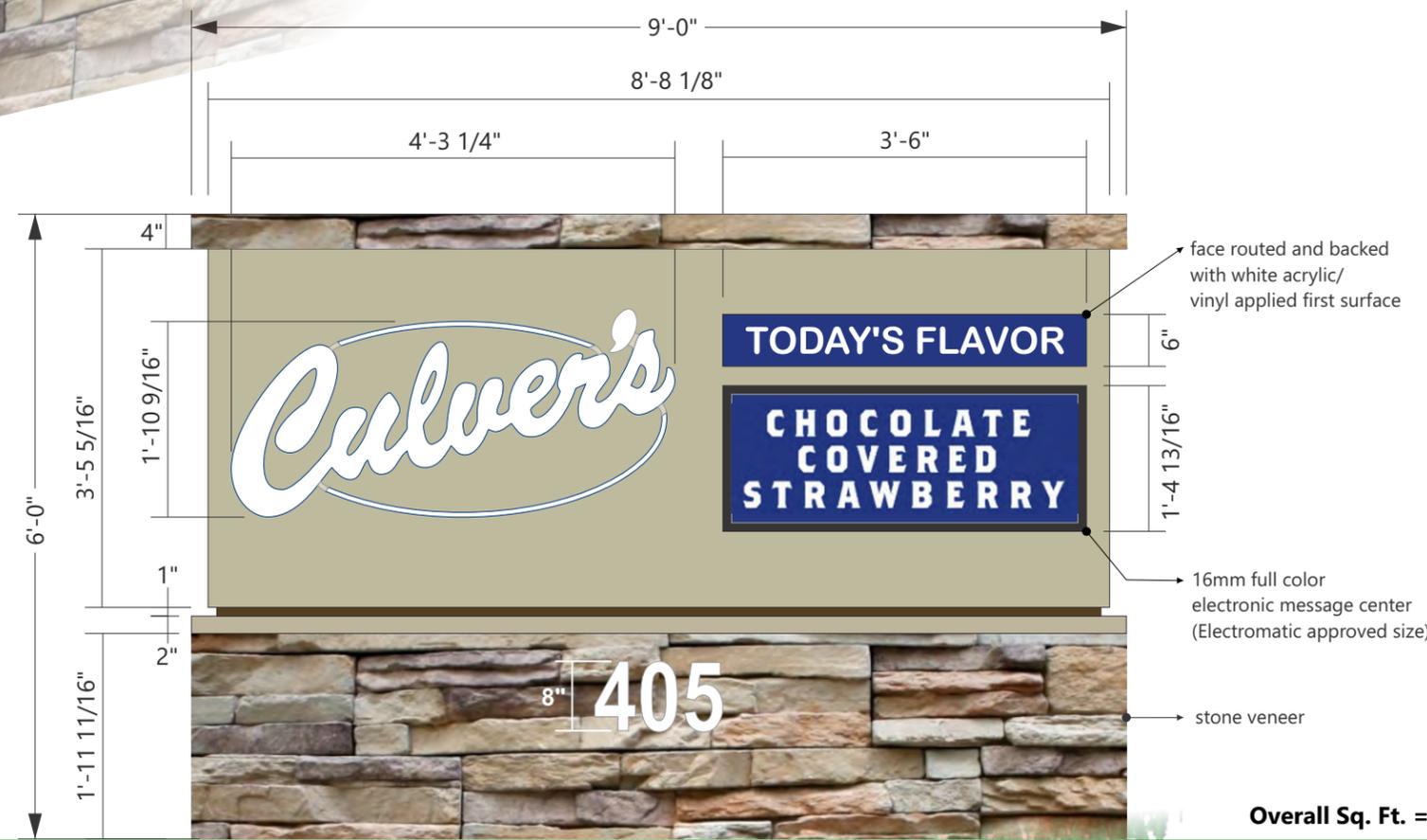
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S1c

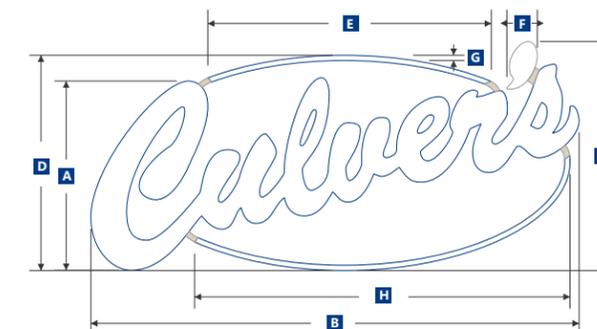
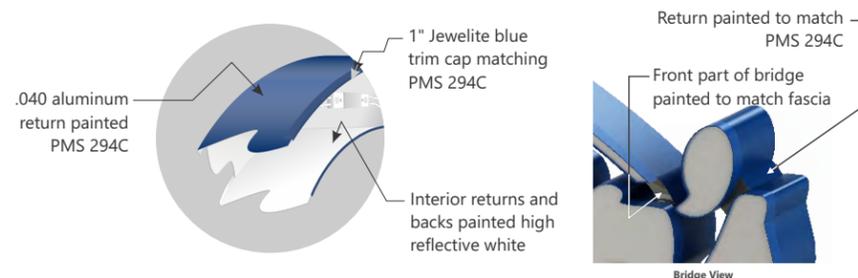
Custom Monument

Install new D/F, direct set Culver's monument. Engineering will be required prior to manufacture



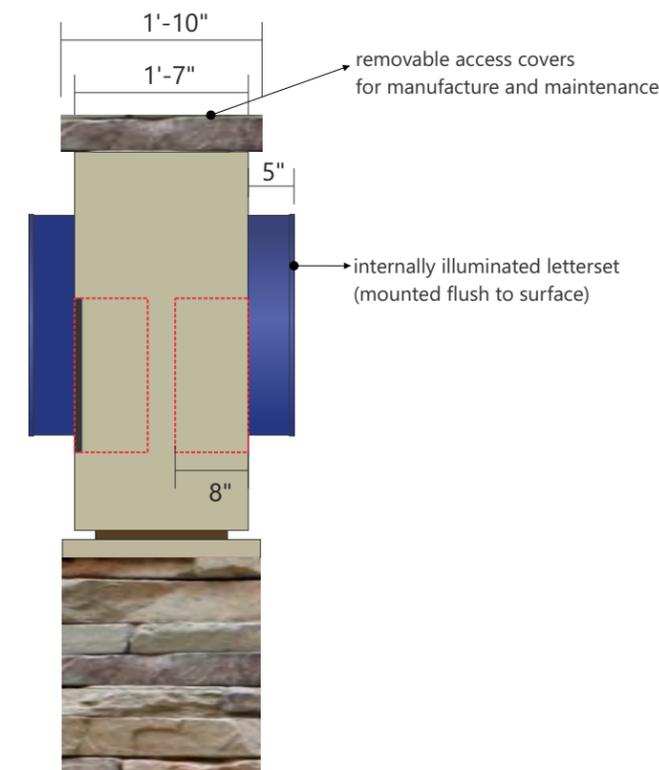
Letterset Recommendation (Qty. 2)

	A	B	C	D	E	F	G*	H	SF
SL-10	1'-7 13/16"	4'-3 1/4"	2'-0"	1'-10 9/16"	2'-5 13/16"	3 3/16"	9/16"	2'-11 3/4"	8.54



Cabinet Material Specifications

Fiber cement board to match Culver's building (PMS 7529 C)



Overall Sq. Ft. = 54

1:20



Revisions:

x
x
x

Revisions:

x
x
x

Revisions:

x
x
x

File Location:
ArtDept\CoreColors\Culvers

Date: 9-9-16

Designer: PB PM: RS

City/State: Lincolnshire, IL

Address: TBD

Drawing #

C49721

Site Name

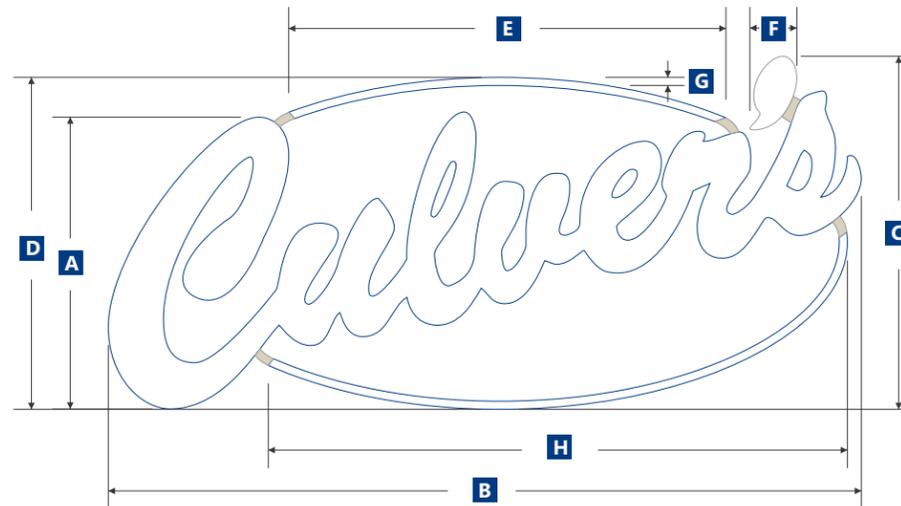
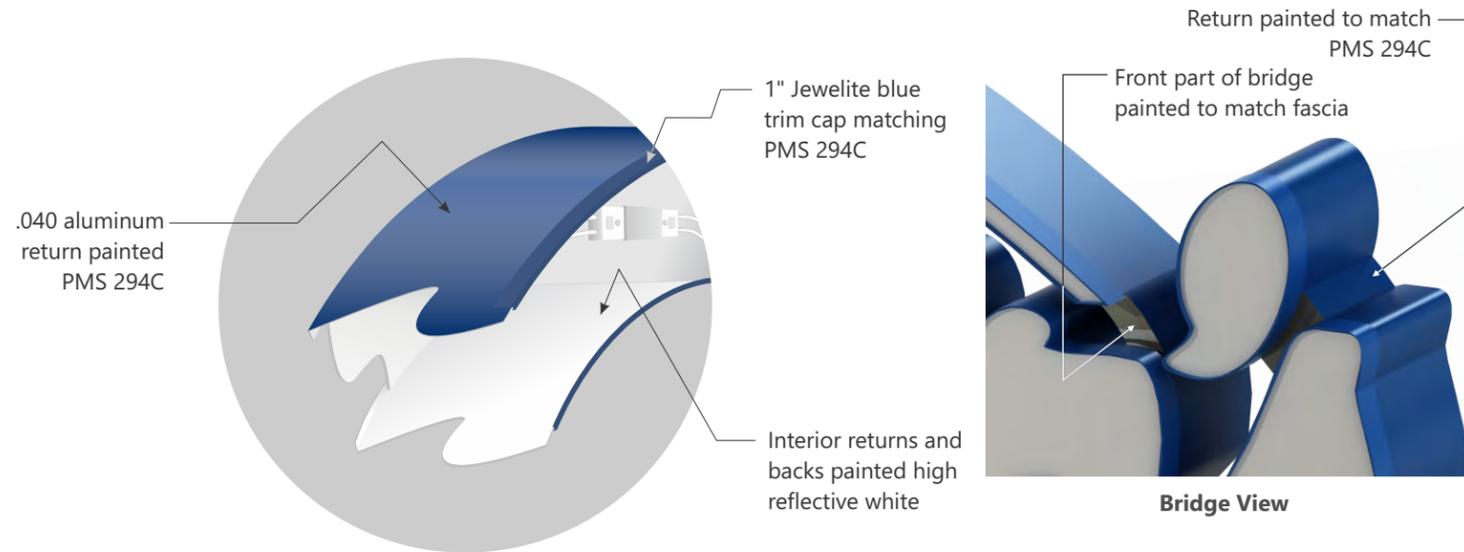
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S2

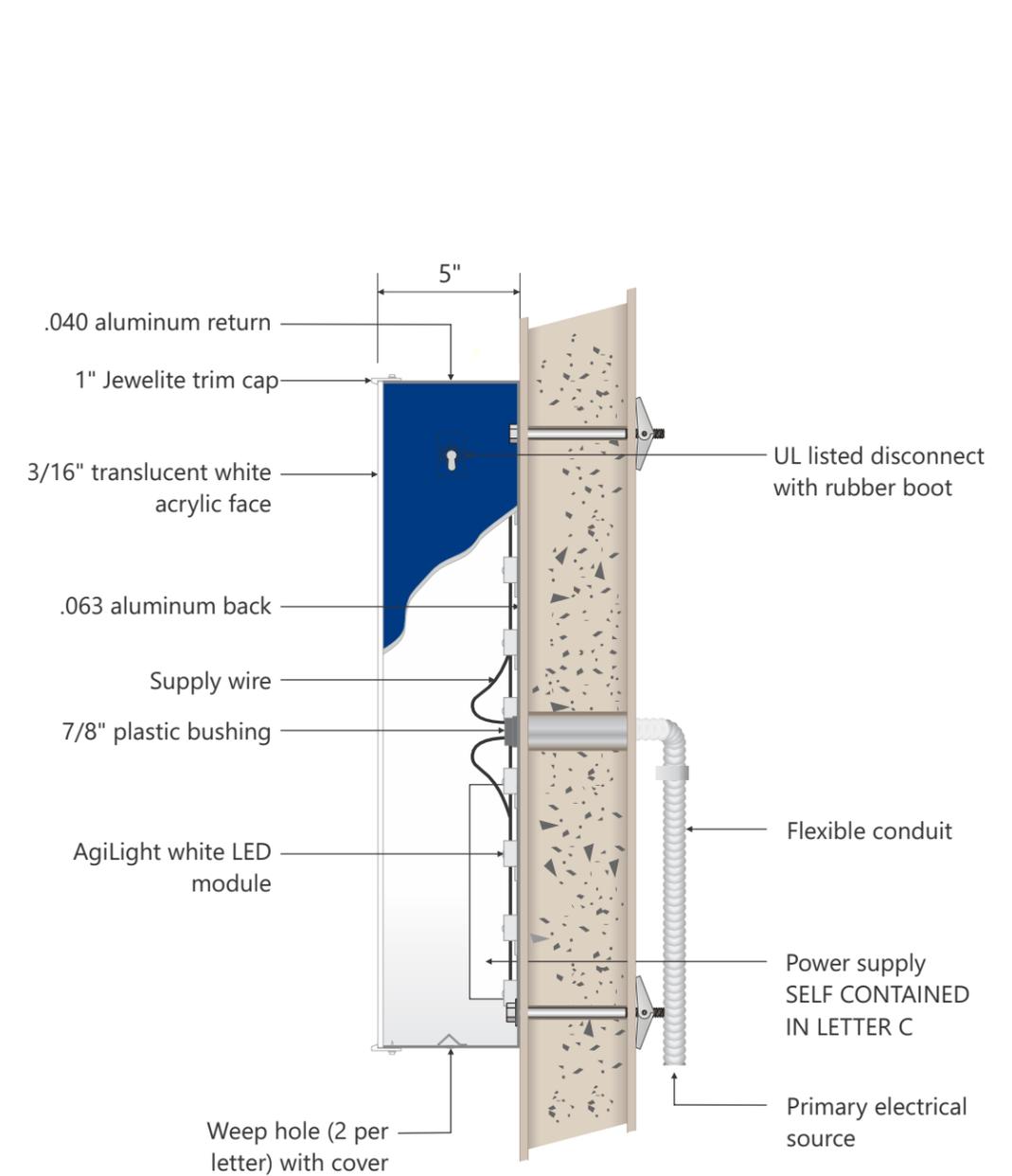
Illuminated Letterset - SL-30(Qty.2)

Install new S/F, remote mount illuminated letters.



*Weighted artwork is required to accommodate swoosh illumination on smaller sizes.

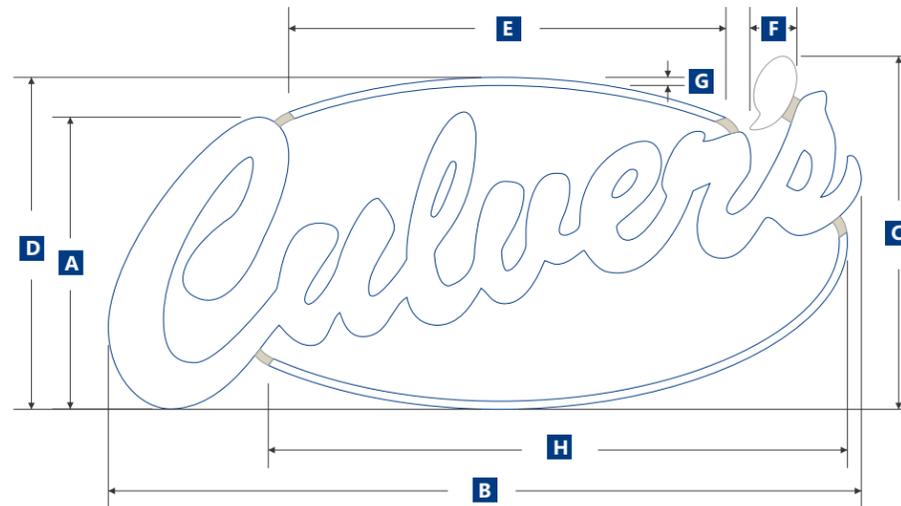
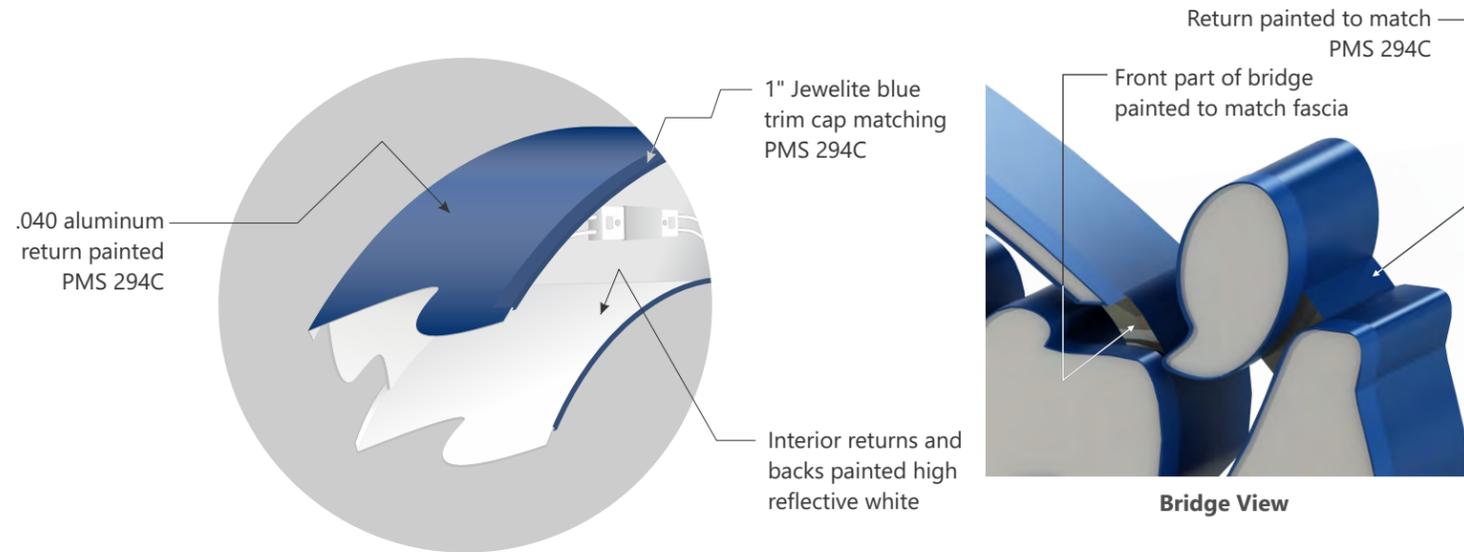
	A	B	C	D	E	F	G*	H	SF
SL-30	3'-1 1/8"	8'-0"	3'-9"	3'-6 1/4"	4'-7 3/4"	6"	1 1/16"	6'-1 13/16"	29.96



S3

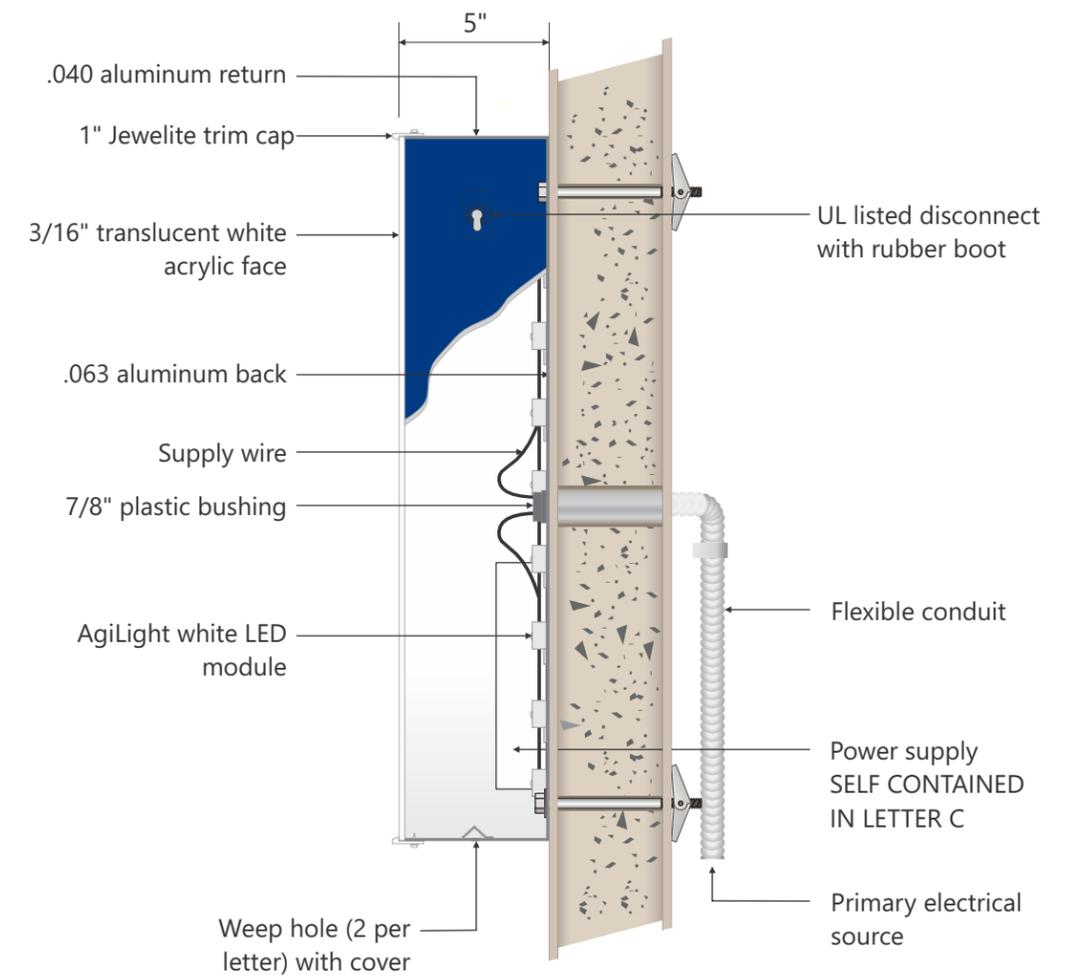
Illuminated Letterset - SL-45(Qty.1)

Install new S/F, remote mount illuminated letters.



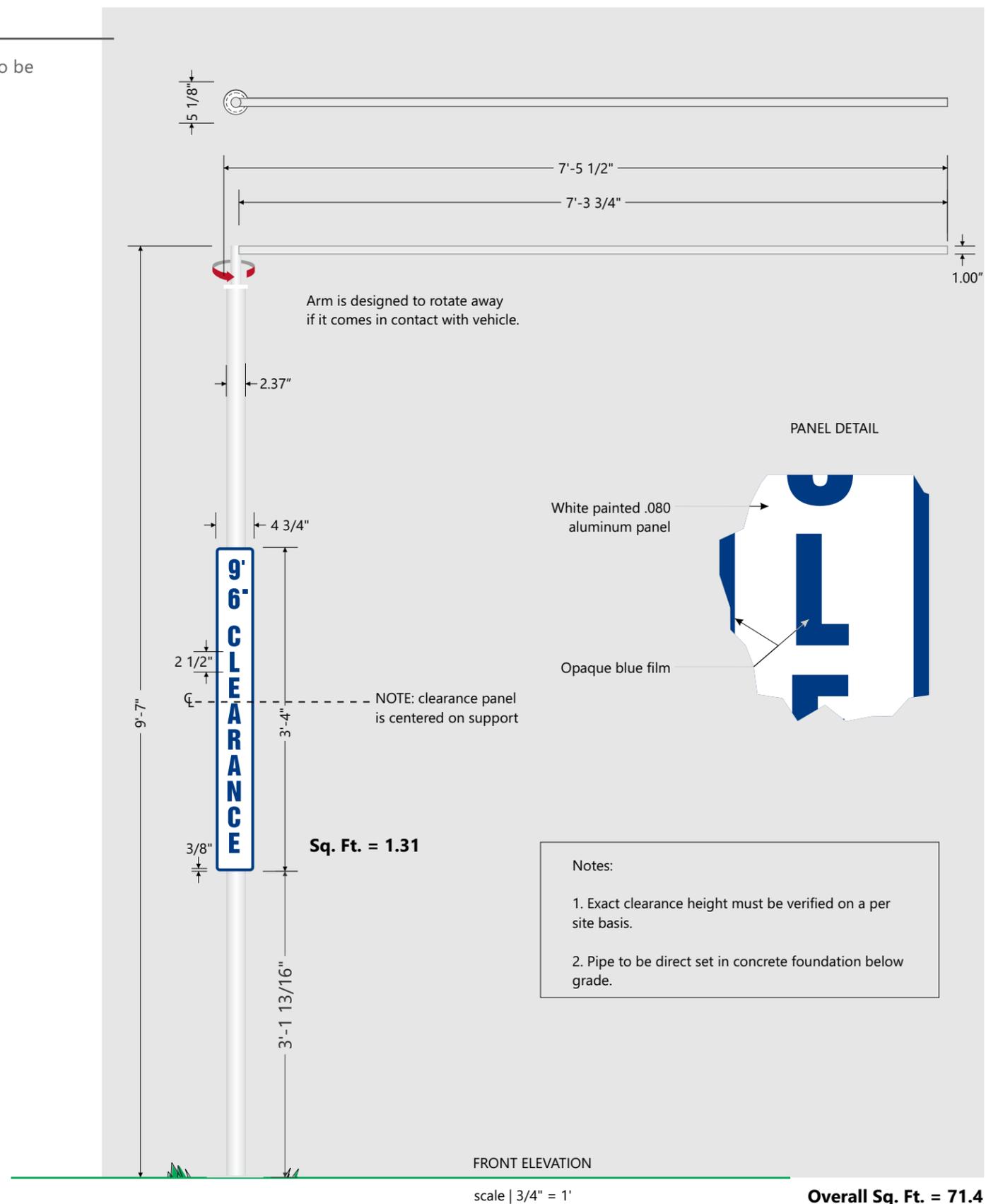
*Weighted artwork is required to accommodate swoosh illumination on smaller sizes.

	A	B	C	D	E	F	G*	H	SF
SL-45	3'-10 3/8"	10'-0"	4'-8 1/8"	4'-4 13/16"	5'-9 11/16"	7 1/2"	1 5/16"	7'-8 5/16"	46.77



VHD-1 Vehicle Height Detector

Install new S/F, direct set Culver's vehicle height detector as shown in site plan. Survey to be performed prior to manufacturing.

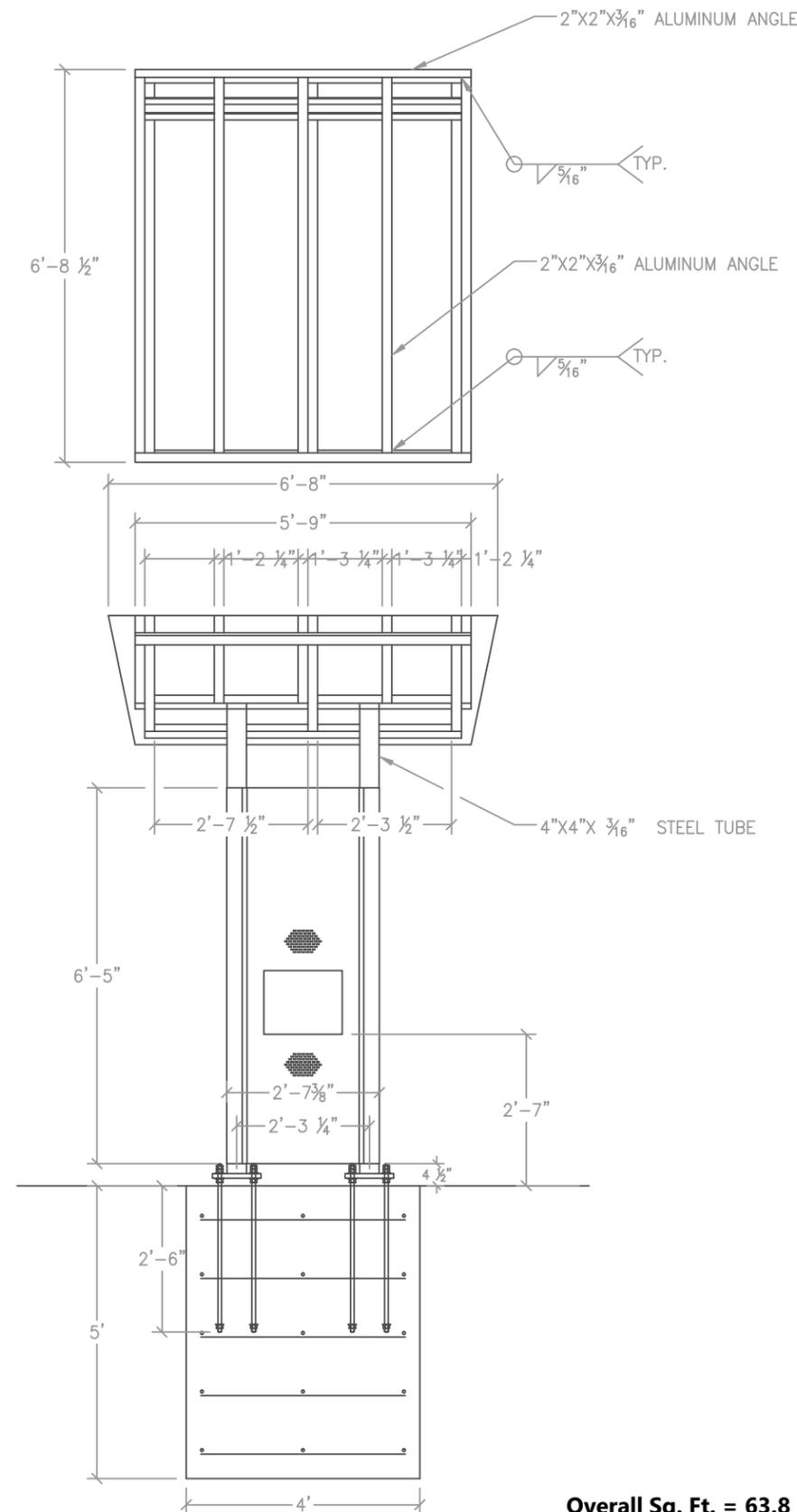
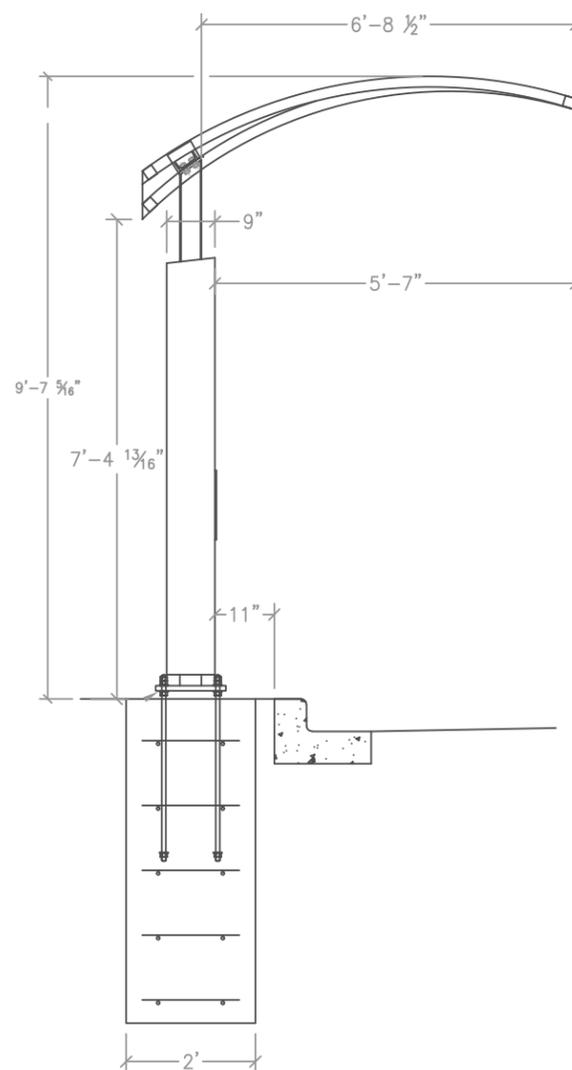


S5

Speaker Post & Canopy

Install new S/F, direct set Culver's canopy and speaker/order confirmation post as shown in site plan.

Order Confirmation Screen to be housed in an aluminum box that will allow room to accommodate speakers if required. Box to be aluminum angle framing with .08 thick aluminum skin.



Overall Sq. Ft. = 63.8

S7

Non Illuminated Blade Sign - BB-1 - Flange Mounted

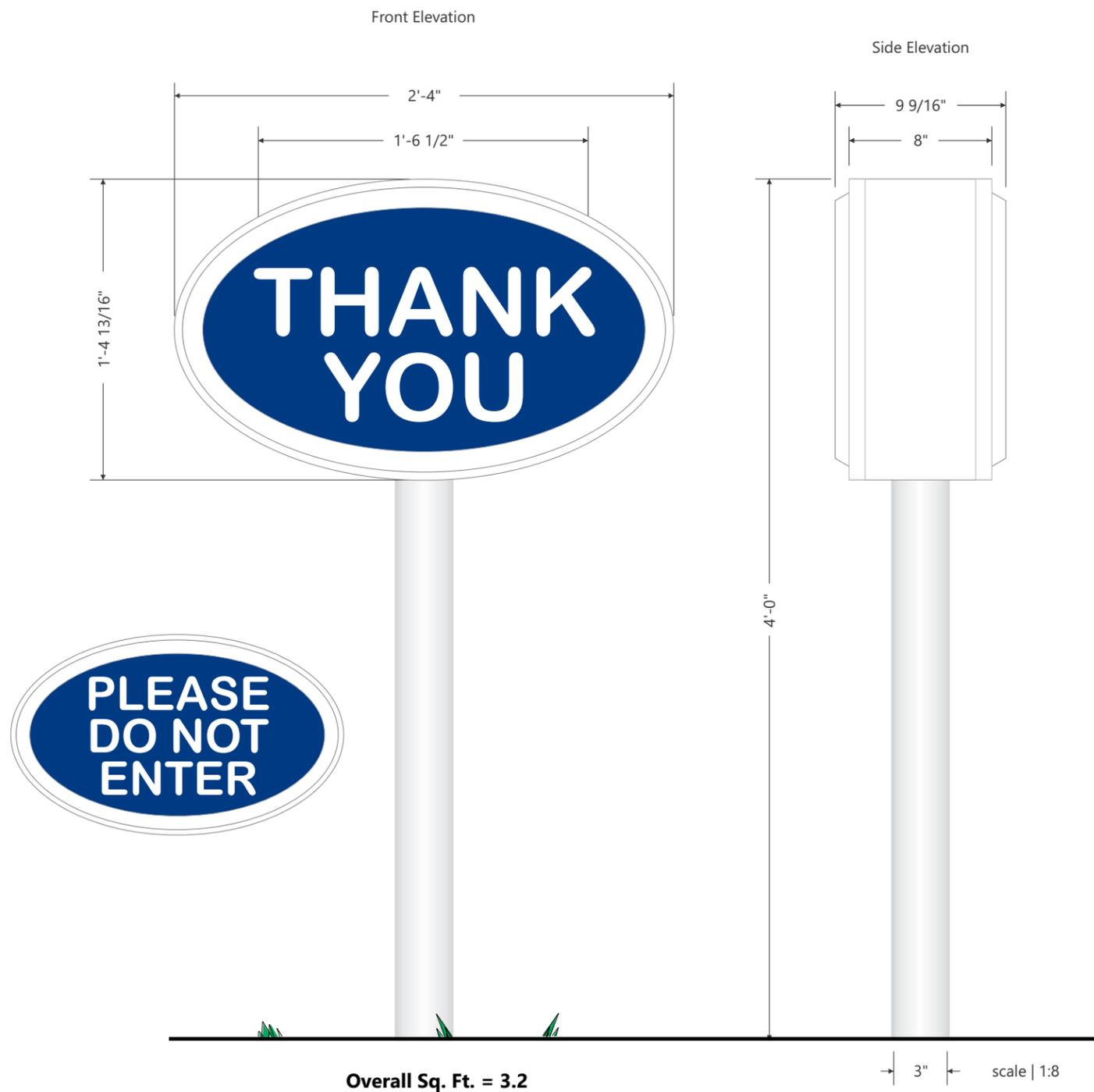
Install new S/F, projecting blade sign. Sign to be alucabond painted to match building fascia (PMS 7529 C). Panel to have vinyl graphics applied.



S8

Directional Sign (Qty. 1)

Install new D/F, direct set Culver's blue faced directional perpendicular to drive thru exit.



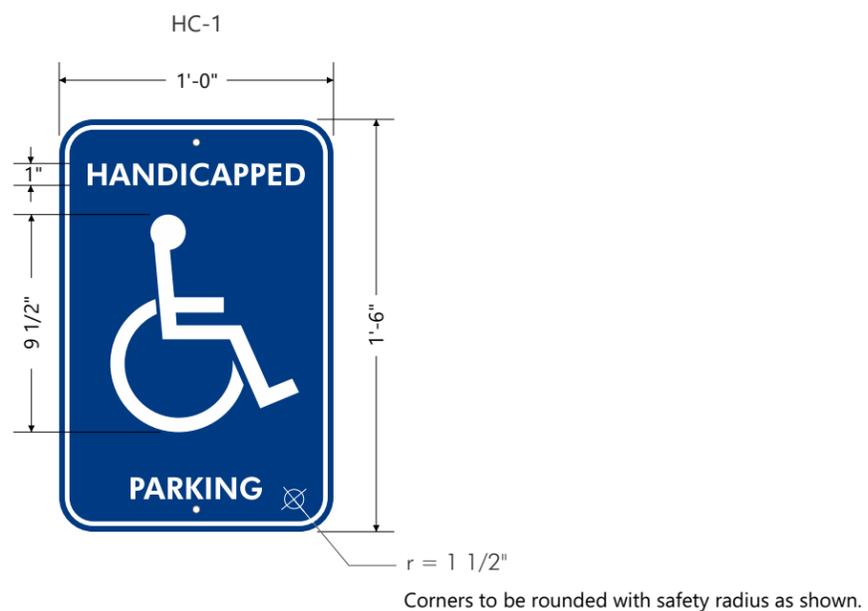
Color Specifications

-  Translucent film applied first surface matching PMS 294C
-  Sign exterior painted Matthews N202 White or equivalent

Revisions:	Revisions:	Revisions:
x	x	x
x	x	x
x	x	x

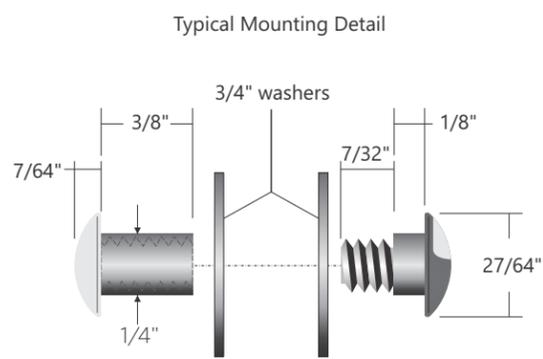
Handicapped Parking Signs - HC-1 (Qty. 2)

Install new S/F regulatory panels and U channel posts.

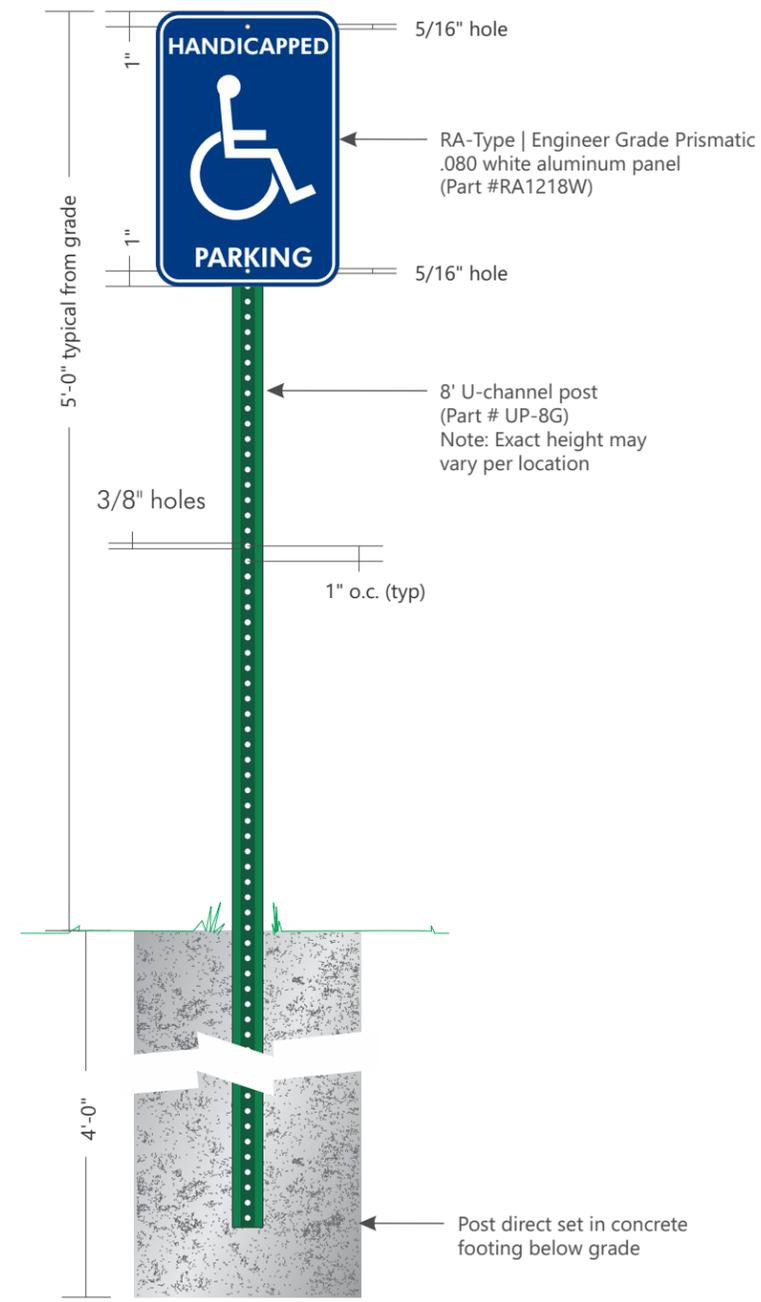


Color Specifications

-  Sign panel painted to match PMS 294C
-  Arlon 2400-102 Reflective White film applied to panel



Note: Fasteners not to be painted.



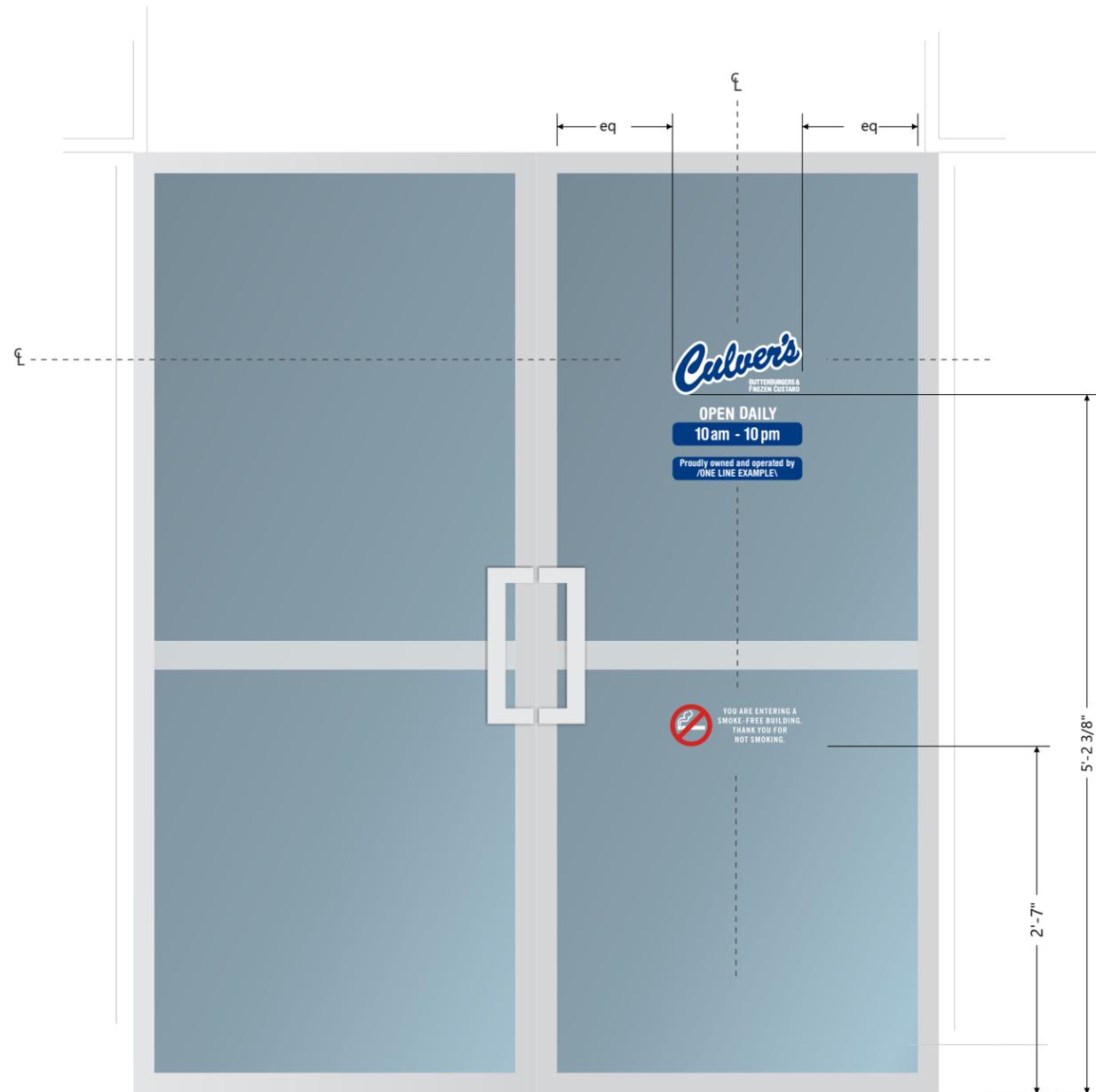
scale | 1" = 1'

Overall height can be adjusted as necessary depending on municipal requirements.

Overall Sq. Ft. = 1.5

Standard Daily Hours

Install new store hours and no smoking vinyl on first surface.

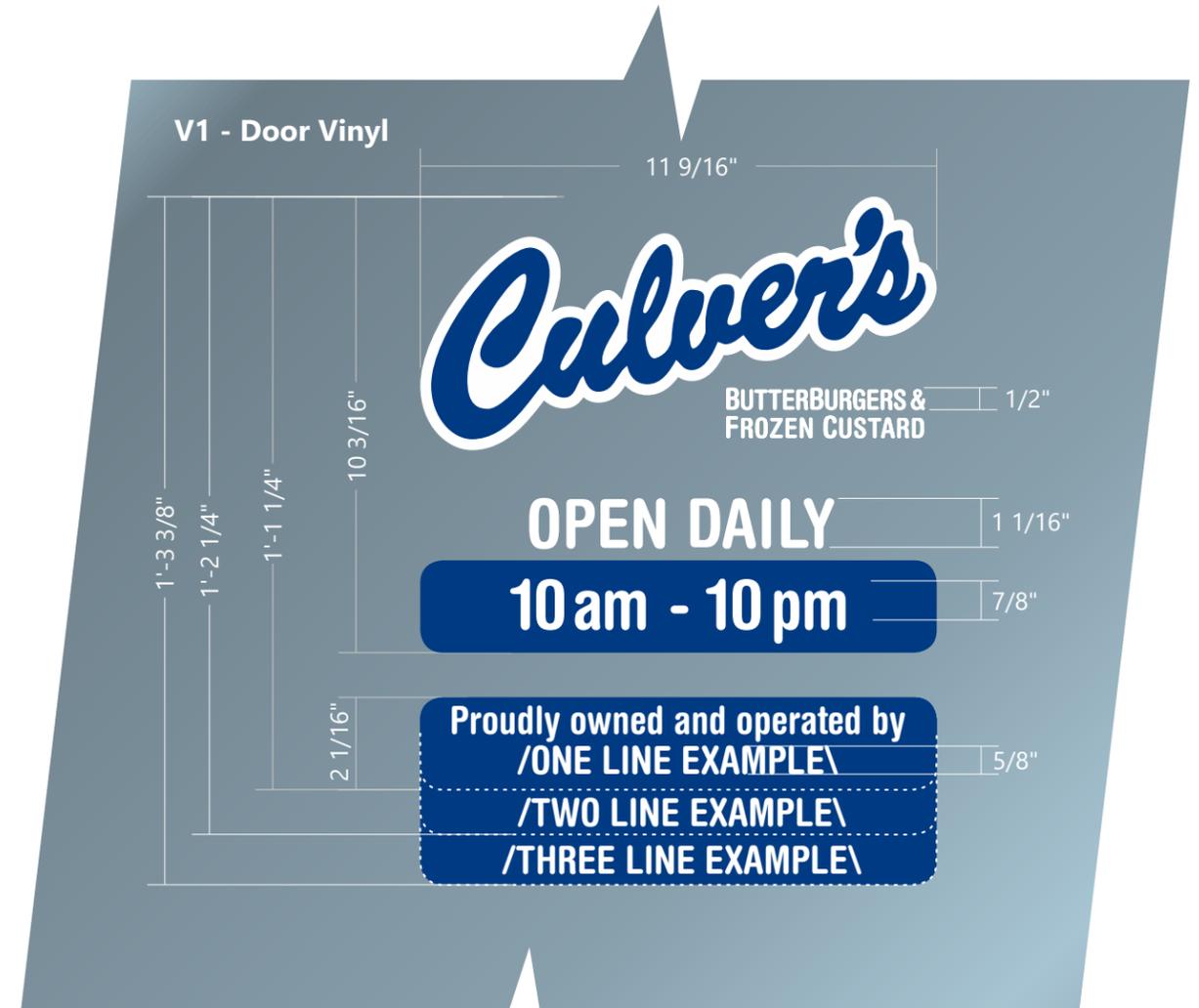


For double door applications, vinyl graphics are applied to right hand door

High performance 3M White Vinyl film, digitally printed Blue (UV) and over-layered with a matte laminate, then contour (vector) cut and finally, masked for transferring.



-  3M #7725-20 Matte White film applied first surface
-  3M #7725-53 Cardinal Red film applied first surface



Overall Sq. Ft. = 1.2

scale | 1:4

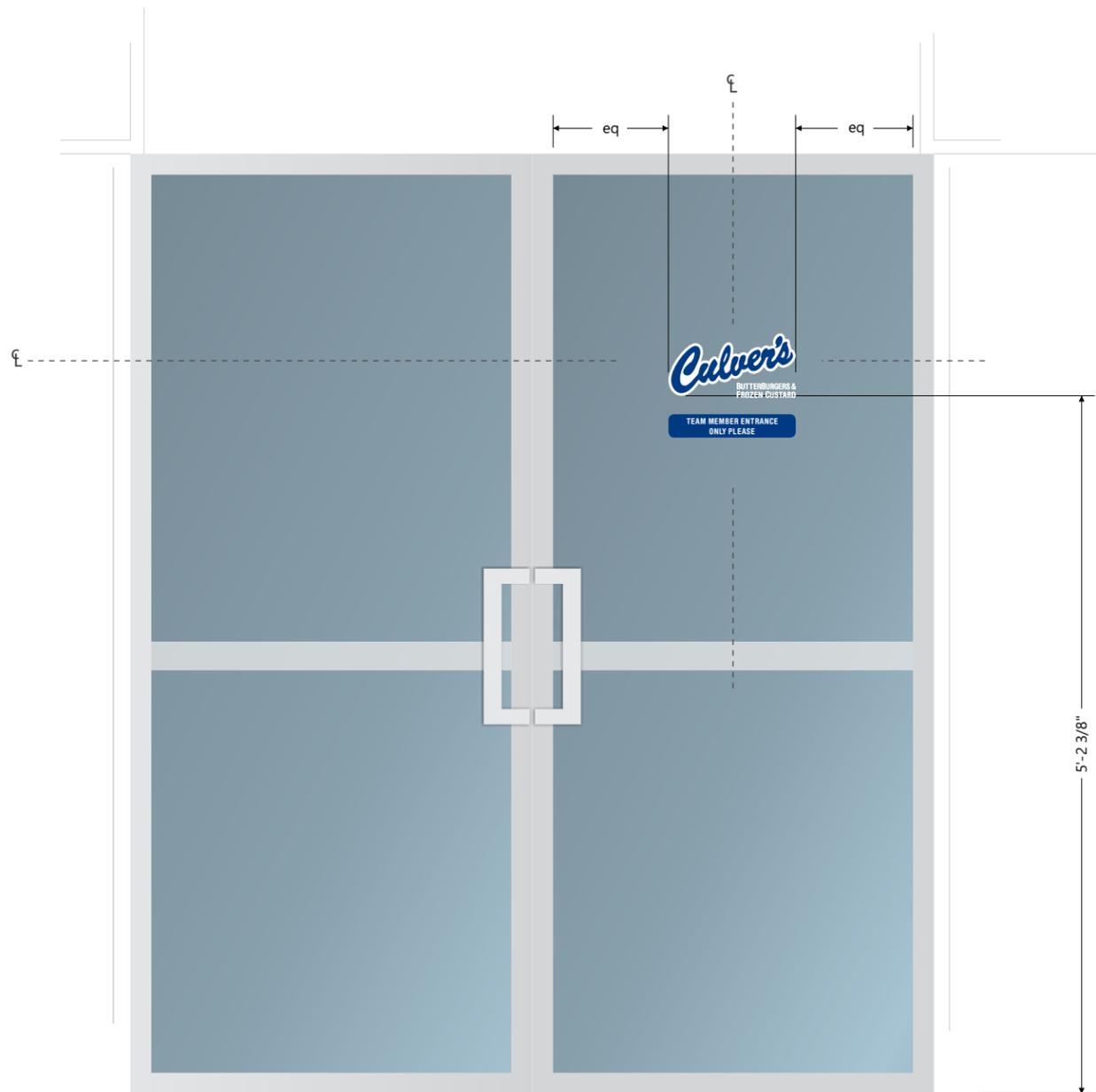
Revisions:	Revisions:	Revisions:
x	x	x
x	x	x
x	x	x

File Location: ArtDept\CoreColors\Culvers	Date: 8-4-16	City/State: Lincolnshire, IL	Drawing # C49721
	Designer: PB PM: RS	Address: TBD	Site Name -

S11

Team Member Entrance

Install new vinyl on first surface.

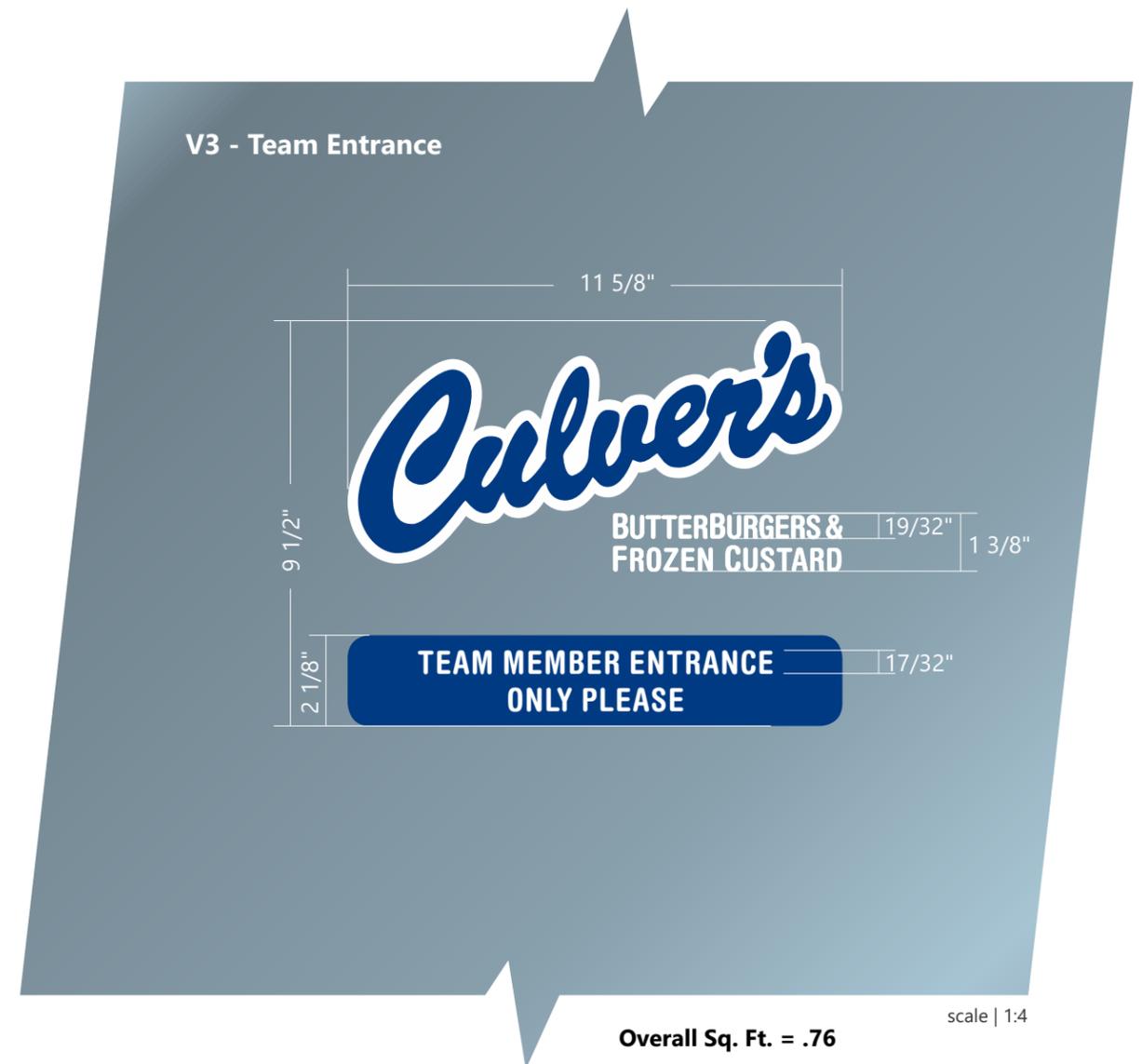


For double door applications, vinyl graphics are applied to right hand door

High performance 3M White Vinyl film, digitally printed Blue (UV) and over-layed with a matte laminate, then contour (vector) cut and finally, masked for transferring.



V3 - Team Entrance



Overall Sq. Ft. = .76

scale | 1:4

Revisions:	Revisions:	Revisions:
x	x	x
x	x	x
x	x	x

S12

Non Illuminated Address Numerals - AD-1

Install new stud mounted, non illuminated 1/4" thick address numerals painted black.



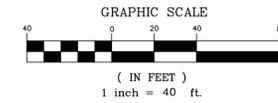
Sq. Ft.=.82
Scale 1:10



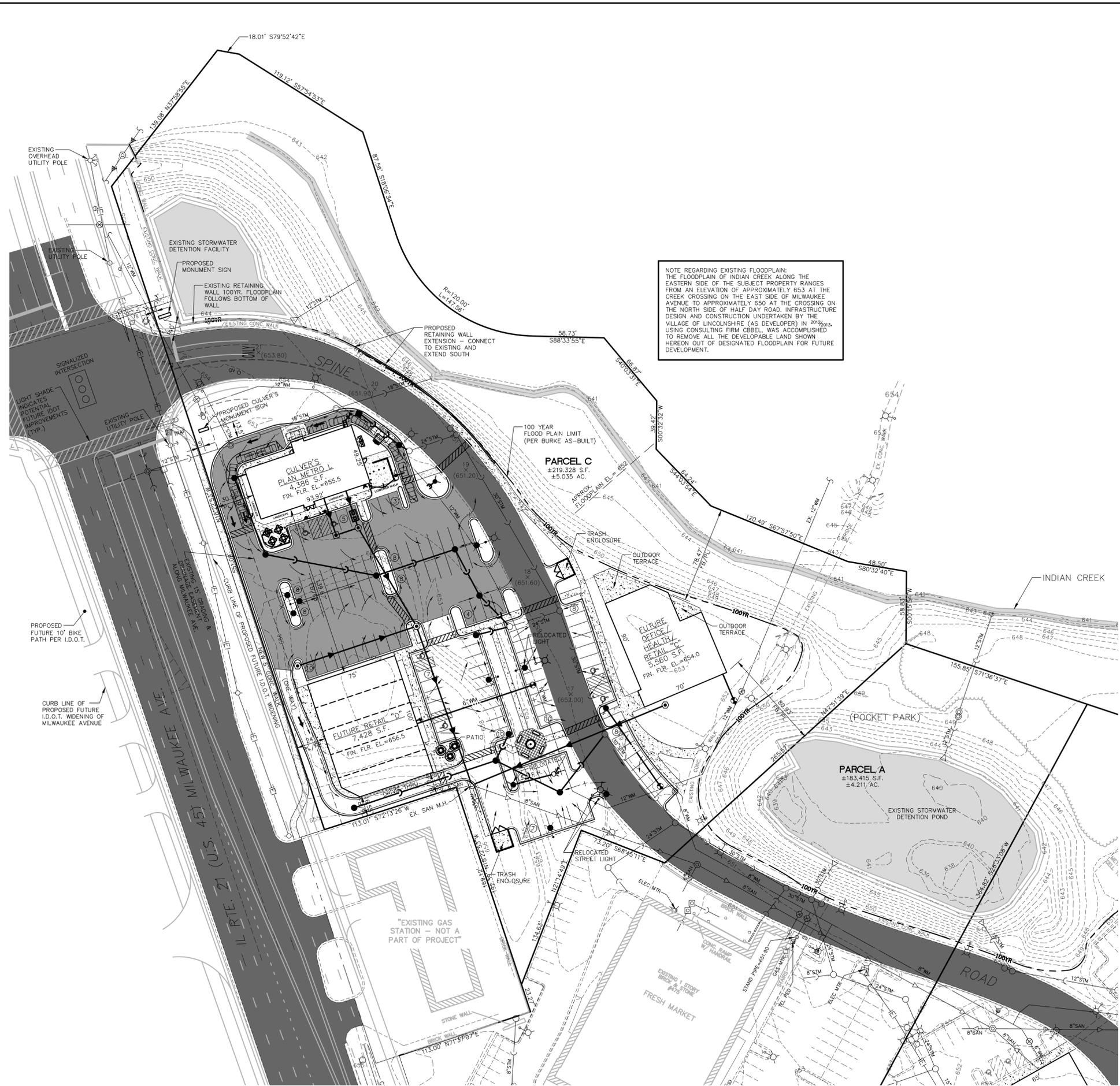
Revisions:	Revisions:	Revisions:
x	x	x
x	x	x
x	x	x

CONTRACT PURCHASER/DEVELOPER
DRAPER AND KRAMER, INC.
 55 E. MONROE STREET, SUITE 3900
 CHICAGO, ILLINOIS 60603
 (630)592-4154

DATE	REVISIONS	DRAWN BY
08/04/16	PER VILLAGE REVIEW COMMENTS	TLM
08/09/16	PER VILLAGE REVIEW COMMENTS	TLM
08/20/16	PER VILLAGE REVIEW COMMENTS	TLM



NOTE REGARDING EXISTING FLOODPLAIN:
 THE FLOODPLAIN OF INDIAN CREEK ALONG THE EASTERN SIDE OF THE SUBJECT PROPERTY RANGES FROM AN ELEVATION OF APPROXIMATELY 653 AT THE CREEK CROSSING ON THE EAST SIDE OF MILWAUKEE AVENUE TO APPROXIMATELY 650 AT THE CROSSING ON THE NORTH SIDE OF HALF DAY ROAD. INFRASTRUCTURE DESIGN AND CONSTRUCTION UNDERTAKEN BY THE VILLAGE OF LINCOLNSHIRE (AS DEVELOPER) IN 2013 USING CONSULTING FIRM CBEL, WAS ACCOMPLISHED TO REMOVE ALL THE DEVELOPABLE LAND SHOWN HEREON OUT OF DESIGNATED FLOODPLAIN FOR FUTURE DEVELOPMENT.



- PRELIMINARY ENGINEERING PLAN NOTES:
- THESE PLANS ARE PRELIMINARY, FOR REVIEW ONLY, AND NOT FOR CONSTRUCTION. THE FINAL PLANS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING MANUALS: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS; THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS; THE RECOMMENDED STANDARDS FOR SEWAGE WORKS; THE VILLAGE OF LINCOLNSHIRE ORDINANCES, CODES AND DETAILS; AND THE MANUALS, CODES AND ORDINANCES REFERENCED IN THE FOLLOWING NOTES.
 - THE TOPOGRAPHIC AND EXISTING UTILITY INFORMATION SHOWN HEREIN WAS PROVIDED BY CHRISTOPHER B. BURKE ENGINEERING, LTD. AS-BUILT SURVEY DATED AUGUST 9, 2013.
 - THE SITE PLAN SHOWN SHALL BE GEOMETRICALLY VERIFIED AND ADJUSTED DURING PREPARATION OF FINAL PLAT.
 - ADDITIONAL SOIL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED PER LOCAL ORDINANCE AND PER THE "ILLINOIS URBAN MANUAL" AT TIME OF FINAL ENGINEERING DESIGN.
 - SIDEWALKS SHALL BE P.C.C. AND CROSS WALK STRIPES SHALL EXTEND ACROSS DRIVEWAY APRONS. RAMPS AT INTERSECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE "ILLINOIS ACCESSIBILITY CODE".
 - PARKING FACILITIES SHALL INCORPORATE P.C.C. CURB AND GUTTER WITH FLEXIBLE PAVEMENT MATERIAL.
 - PAVEMENT MARKING SHALL BE RETRO-REFLECTIVE PLIANT POLYMER FILM; PARKING STRIPING SHALL BE PAINT.
 - STORMWATER DETENTION FOR THIS DEVELOPMENT WAS REGIONALIZED AND PROVIDED FOR WITH THE MASTER INFRASTRUCTURE IMPROVEMENTS DONE BY THE VILLAGE OF LINCOLNSHIRE.
 - SANITARY SEWER MAIN SHALL BE 8 INCHES IN DIAMETER AND MATERIAL SHALL BE PVC SDR 26. SANITARY SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER.
 - EASEMENTS SHALL BE PROVIDED FOR PUBLIC UTILITIES WHICH ARE OUTSIDE DEDICATED PUBLIC RIGHT-OF-WAYS. FINAL LOCATION SHALL BE SHOWN ON FINAL PLAT AND PLANS.
 - UTILITY SIZES AND LOCATIONS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
INLET	⊙	⊙
PRECAST FLARED END SECTION	⊙	⊙
CONCRETE HEADWALL	⊙	⊙
VALVE VAULT	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
WATER MAIN	—	—
CONSTRUCT WATER MAIN UNDER SEWER	—	—
GRANULAR TRENCH BACKFILL	—	—
STREET LIGHT	—	—
ELECTRICAL CABLE	—	—
2" CONDUIT ENCASUREMENT	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	—	—
POWER POLE	—	—
STREET SIGN	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	—	—
SPOT ELEVATION	—	—
WETLANDS	—	—
FLOODPLAIN	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
SLOPE BANK	—	—
TREE WITH TRUNK SIZE	—	—
SOIL BORING	—	—
TOPSOIL PROBE	—	—
FENCE LINE, WIRE OR SILT	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

PARKING LOT PAVEMENT SPECIFICATION:

7" - HOT-MIX ASPHALT SURFACE COURSE, MIX 50/100
 BITUMINOUS TACK COAT (0.05 GAL/SY)
 3" - HOT-MIX ASPHALT BINDER COURSE, IL-19, NSD
 BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
 8" - AGGREGATE BASE COURSE CA-6, TYPE B

ABBREVIATIONS LEGEND (IN ADDITION TO TITLE SHEET LEGEND)

BC = BACK OF CURB
 FC = FACE OF CURB
 PL = PROPERTY LINE
 EC = EDGE OF CONCRETE
 B/B = BACK TO BACK OF CURB
 FB = FACE OF BUILDING
 RW = RIGHT OF WAY
 R = RADIUS
 SW = EDGE OF SIDEWALK
 EP = EDGE OF PAVEMENT

NEW SITE LIGHTING NOTE:
 THE PROPOSED PARKING LOT LIGHTING AS SHOWN HEREON IS INTENDED TO MATCH THE TYPE AND HEIGHT OF LIGHTING AS EXISTING ALONG THE SPINE ROAD AND THE FRESH MARKET PARKING LOT (CROWN METAL HALIDE LUMINAIRE BY LITHONIA ON A 27' HIGH, 4" SQUARE STRAIGHT ALUMINUM POLE WITH A POWDER COAT BLACK FINISH). PHOTOMETRICS WILL BE PROVIDED AT TIME OF FINAL DESIGN TO INSURE THAT LIGHTING MEETS VILLAGE CODE FOR INTENSITY WITHIN THE SITE AND AT PARCEL PERIMETER; TWO EXISTING LIGHTS ALONG THE SPINE ROAD WILL BE RELOCATED AS SHOWN TO ACCOMMODATE NEW PARKING FACILITIES.

SITE DATA:

PARCEL C GROSS SITE AREA = 219,328 S.F. = 5.035 AC (100%)
 PARCEL C OUTSIDE 100YR. FLOODPLAIN (PER BURKE) = 130,204 S.F. = 2.989 AC (59.37%)
 PARCEL C INSIDE 100YR. FLOODPLAIN (PER BURKE) = 89,124 S.F. = 2.046 AC (40.63%)

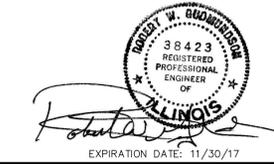
BREAKDOWN OF BUILDABLE PARCEL C (I.E. AREA OUTSIDE 100YR. FLOODPLAIN)

TOTAL AREA OUTSIDE 100YR. FLOODPLAIN = 130,204 S.F. = 2.989 AC (100%)
 EXISTING IMPERVIOUS AREA = 26,583 S.F. = 0.61 AC (20.43%)
 NEW IMPERVIOUS AREA (INCLUDING BUILDING C & D) = 72,810 S.F. = 1.57 AC (55.92%)
 GREENSPACE = 30,811 S.F. = 0.71 AC (23.66%)

PARKING SUMMARY:

REGULAR PARKING STALLS (9'x18') = 103
 ADA ACCESSIBLE STALLS (18'x48') = 1
 TOTAL PARKING STALLS PROVIDED = 104

SITE LOCATION



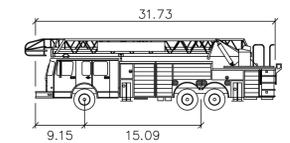
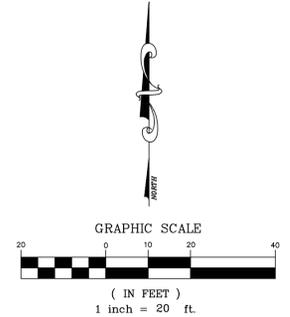
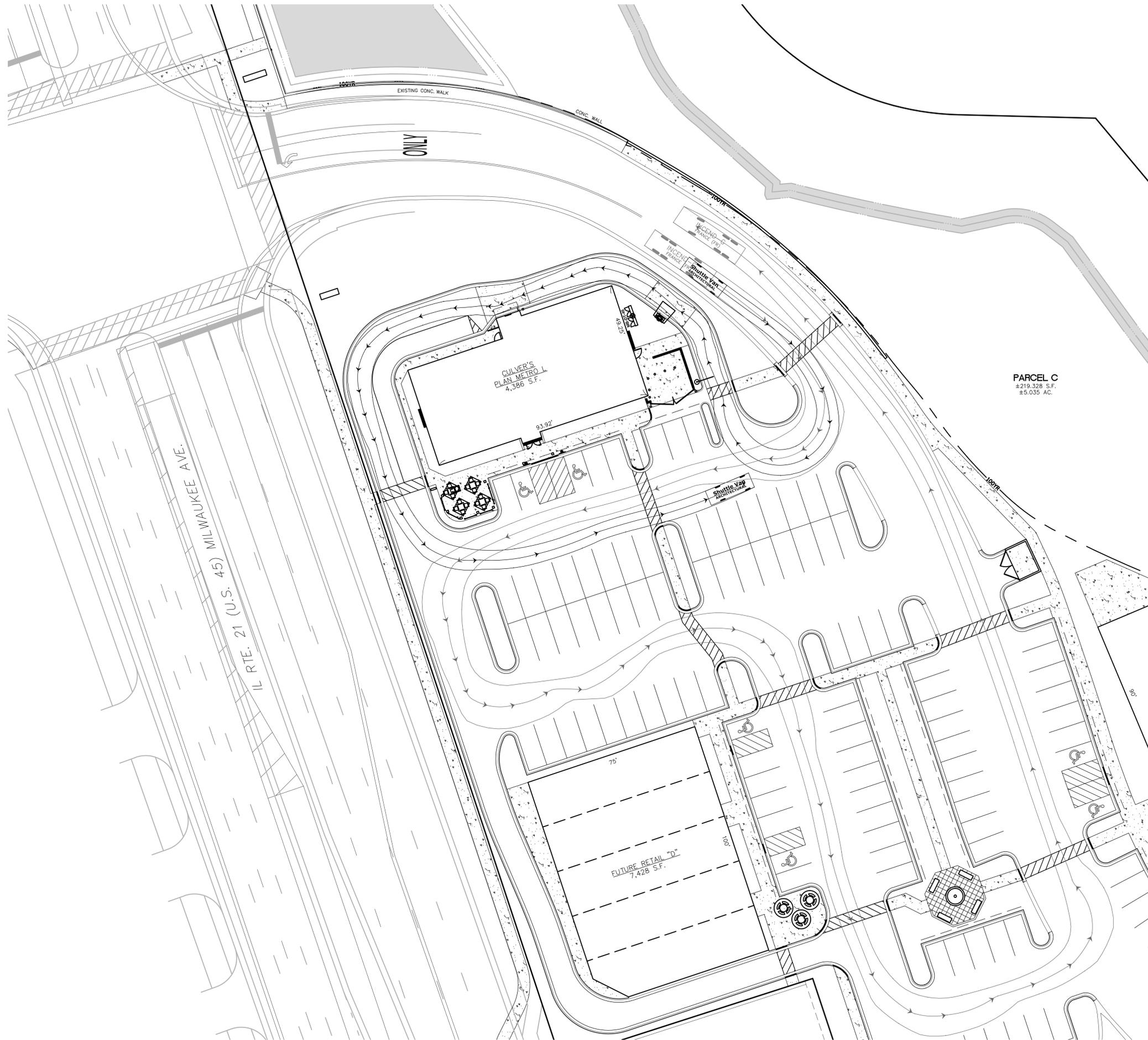
LINCOLNSHIRE MARKETPLACE
 LINCOLNSHIRE, ILLINOIS
 PRELIMINARY ENGINEERING PLAN - PARCEL C

975 E. 22nd St., Suite 400
 Wheaton, IL 60189
 630.480.7889
 www.rwg-engineering.com

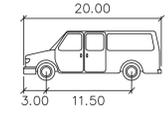


PROJECT NO. 23211516
 DATE 07/22/16
 SCALE 1"=40'
 PROJ. MGR. RWG
 PROJ. ASSOC. RWG
 DRAWN BY TLM

SHEET
 1 OF 2



INCEND-G feet
 Width : 8.14
 Track : 7.61
 Lock to Lock Time : 6.0
 Steering Angle : 41.3



Shuttle Van feet
 Width : 6.50
 Track : 6.50
 Lock to Lock Time : 6.0
 Steering Angle : 31.5

PARCEL C
 ±219,328 S.F.
 ±5.035 AC.

DATE	REVISIONS	DRAWN BY
08/04/16	PER VILLAGE REVIEW COMMENTS	TLM
08/09/16	PER VILLAGE REVIEW COMMENTS	TLM
08/20/16	PER VILLAGE REVIEW COMMENTS	TLM

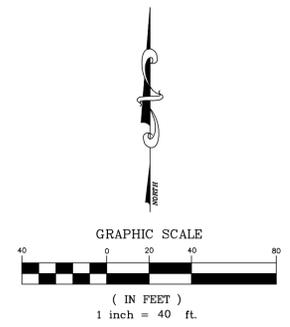
LINCOLNSHIRE MARKETPLACE
 LINCOLNSHIRE, ILLINOIS
FIRE TRUCK & SHUTTLE VAN TRUCK TURN EXHIBIT

975 E. 22nd St., Suite 400
 Wheaton, IL 60189
 630.480.7889
 www.rwg-engineering.com



PROJECT NO. 23211516
 DATE 07/22/16
 SCALE 1"=20'
 PROJ. MGR. RWG
 PROJ. ASSOC. RWG
 DRAWN BY TLM

SHEET
1 OF 1



Lincolnshire Tree Inventory Milwaukee at Olde Half Day Road July 13, 2016

1	A	B	C	D	E	F
2						
3						
4						
5	Tag #	Tree Species	Size (DBH)	Condition	Form	Comments
6	7	2700 Sugar maple	19"	good-fair	good	Key tree
8	8	3 Sugar maple	21,19"	poor	poor	forked at base, decay at base
9	9	2 Mulberry	10"	poor	poor	decay at base
10	10	1 American elm	15"	dead	dead	
11	11	940 Norway maple	32"	good-fair	good	Key tree, some dead branches
12	12	945 Siberian elm	20"	fair-poor	fair	major dieback
13	13	2699 Siberian elm	32"	poor	fair	poison ivy on trunk, weak
14	14	2698 Box elder maple	14"	poor	fair	trunk decay
15	15	2697 Siberian elm	30"	fair-poor	fair	forked at 5'
16	16	939 Sugar maple	20"	fair-poor	fair	weak
17	17	2696 Sugar maple	23"	fair-poor	fair	crown dieback, weak
18	18	348 Norway maple	13"	fair	poor	one sided crown
19	19	345 Eastern red cedar	13"	fair	fair	one sided crown
20	20	346 Mulberry	20, 6"	fair-poor	poor	decay at base
21	21	347 Catalpa	21"	poor	poor	decay at base
22						
23						
24	Legend:					
25	Condition	General health of tree				
26	Form	General shape of tree & crown				

NOTE:
 1. THE TREE IDENTIFICATION/CLASSIFICATION WORK WAS DONE ON JULY 13, 2016 BY:
 IRMA ANN TERRY
 SENIOR ENVIRONMENTAL CONSULTANT
 PLANNING RESOURCES, INC.
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 2. THE TREE LOCATION SURVEY WORK WAS DONE ON JULY 13, 2016 BY:
 VYDAS Z. REKASIS, P.L.S.
 TERRA TECHNOLOGY LAND SURVEYING, INC.
 24198 ROSE AVENUE
 LAKE ZURICH, ILLINOIS 60047

DATE	REVISIONS	DRAWN BY
08/04/16	PER VILLAGE REVIEW COMMENTS	TLM
08/09/16	PER VILLAGE REVIEW COMMENTS	TLM
08/20/16	PER VILLAGE REVIEW COMMENTS	TLM

LINCOLNSHIRE MARKETPLACE
 LINCOLNSHIRE, ILLINOIS
 PARCEL C DEVELOPMENT AREA TREE SURVEY

975 E. 22nd St., Suite 400
 Wheaton, IL 60189
 630.480.7889
 www.rwg-engineering.com



PROJECT NO. 23211516
 DATE 07/22/16
 SCALE 1"=40'
 PROJ. MGR. RWG
 PROJ. ASSOC. RWG
 DRAWN BY TLM

Lincolnshire MarketPlace
Signage Design Criteria for Shopping Center Monument Sign Tenant Panels

The signage design criteria provided herein shall govern the design of all tenant sign panels to be installed on the shopping center monument signs to be installed along Half-Day Road and Milwaukee Avenue (each a “Monument Sign”), as illustrated and depicted on the monument sign plans and elevations prepared by Draper and Kramer Inc. and OKW Architects, collectively dated September 14, 2016, at the Lincolnshire MarketPlace (“MarketPlace”) in Lincolnshire, Illinois upon issuance of a valid permit therefor by the Village of Lincolnshire (“Village”). The MarketPlace’s landlord (“Landlord”) and the Village shall collectively make all final and controlling determinations regarding any question or interpretation pertaining to these design criteria.

Definitions

The term “sign copy,” as used herein, shall mean every item of information on a tenant sign panel, including each descriptive or identifying word, set of words, icon, logo, symbol or image.

The term “consistent in appearance,” as used herein, shall mean characterized by having an appearance that uses the same font, style, case and color as the sign copy used on the respective tenant’s wall sign at the Center. It does not require that all of the same design elements be contained within the monument sign tenant panel at the Center or that they are presented in the same scale.

Tenant Sign Panel Type, Material and Color

All tenant sign panels shall be composed of .080-inch thick fabricated aluminum with a painted background color of Benjamin Moore AC-1, “Coastal Fog” to match The Fresh Market’s primary building color.

Tenant Panel Sign Copy – Font, Style, Case and Color

All tenant panel sign copy shall be routed into metal panel to provide tenant panel sign copy that is consistent in appearance with such tenant’s wall sign branding at the MarketPlace.

Quantity of Tenant Sign Panels Per Tenant

Each tenant’s sign panel copy may be contained on a maximum of one (1) tenant sign panels per monument sign face of any Monument Sign.

Quantity of Tenants Per Tenant Sign Panel

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

Tenant Taglines, Catch Phrases, Mottos or Product Names

The use of tenant taglines, catch phrases, mottos or product names shall only be permitted if they are part of the tenant's wall sign or comprise a part of the tenant's legal name or established branding scheme. A tenant may demonstrate that a tagline, catch phrase, motto or product name comprises a part of the tenant's branding scheme by filing a sworn affidavit with the Village: (i) expressing that it has an established brand, or that it is establishing a brand; (ii) showing depictions of all elements of such branding scheme; (iii) explaining whether all or any part of such branding scheme is registered for trademark or copyright protection; and (iv) attesting that the branding scheme is intended to be the same for all or any locations within the State of Illinois.

Tenant Panel Sign Copy Placement

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

Tenant Panel Sign Copy Illumination

All tenant panel sign copy shall utilize existing internal illumination built into the monument sign. The internal illumination will be white only. No additional illumination, external or internal is allowed.

SECTION 4: The variances herein described shall not become effective unless and until the Petitioner causes the Master Sign Plan to comply with these conditions:

- A. The Marriott Drive Monument Sign location shall be no closer west (towards the Marriott Drive and Milwaukee Avenue intersection) than the existing resort sign.
- B. A minimum time limit/interval of no less than 10 seconds between images or text shall be required for the electronic display screen.
- C. The electronic display screen shall not display any (i) advertising related to the price, rate or cost for any merchandise, services, or activities, and (ii) personal messages directed at or for the benefit of individuals or groups.
- D. The content displayed on the electronic display screen and the transition between messages and/or images shall not involve any flashing, blinking, scrolling, rotation, animation or similar effects.
- E. The brightness level of the electronic display screen shall be limited to 5,000 nits during the day and 1,000 nits at night, with the L.E.D. panel equipped with a light sensor to automatically adjust brightness based on ambient light levels, provided that the brightness level of the electronic (L.E.D.) sign components shall be subject to the final acceptance of the Community Development Department.
- F. The landscape plans shall be revised to add more grasses and evergreens, where appropriate, and shall be determined in the field by Staff and the Petitioner to achieve four-season interest and verticality.
- G. The Marriott Lincolnshire Resort commitments, as contained in the letter dated December 1, 2010.

SECTION 5: Review.

The Village Board shall review the criteria in which the electronic display screen displays content (as described in Section 4 above), within 120 days from the date of this Ordinance, which may be extended by resolution of the Village Board. At such time, the Village Board may without further public hearing amend this ordinance to adjust the

to use Electronic Signs to advertise the variety of activities available at the school.

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

SECTION 3: Subject to the conditions described in Section 4 below, and compliance with the plans attached hereto as **Exhibit B** and incorporated as though fully set forth herein, the Village grants approval to Stevenson, individually but not to its successor or assigns, for variances from Section 12-11-1-T, Section 12-9-1-A-1, and Section 12-9-1-A-2, of the Village of Lincolnshire Sign Code, to permit the use of an electronic display screen; to increase the sign area to 200 sq. ft., rather than the code permitted 20 sq. ft. sign area.; to increase the sign height to 11'-4", rather than the code permitted five foot sign height; to increase the sign length to 17'-4", rather than the code permitted 6 foot sign length; and to permit a second ground sign located less than 400 feet from the first sign for a lot with less than 800 feet of frontage.

SECTION 4: The relief herein described shall not be implemented in a manner inconsistent with the following conditions:

- A. There must be a minimum time interval of 10 seconds between any change to the images, text, or animated displays for the electronic display screen.
- B. A minimum of one (1) static image and/or message must be displayed between any animated displays on the electronic display screen.
- C. The content displayed on the electronic display screen shall be exclusive to Stevenson High School/School District 125.

- D. The electronic display screen shall be turned off and not display content of any type between the hours of 10:00 pm to 6:30 am, or the electronic display screen shall display a static image and/or message of a singular color, with a black or non-illuminated background, between the hours of 10:00 pm to 6:30 am, provided the Director of Community Development may amend such time period by not more than one hour more or less in duration.
- E. The brightness level of the electronic display screen shall be limited to 5,000 nits during the day and 1,000 nits at night, with the L.E.D. panels equipped with a light sensor to automatically adjust brightness based on ambient light levels, provided that the brightness level of the electronic (L.E.D.) sign components shall be subject to final approval by the Director of Community Development.
- F. A maximum time limit regarding the duration of any animated or video content on the electronic display screen shall be determined by Staff for the purpose of meeting traffic safety guidelines, but shall be no longer than twenty (20) seconds.
- G. Stevenson High School shall work with the residents of Westgate regarding the installation of a screen wall or landscape improvements to further obscure the visibility of the sign from the nearest residence of Westgate, provided that the final design of such screening shall be subject to approval only by the Director of Community Development.

SECTION 5: In the event the Petitioner, or its successor and assigns, elects to maintain the sign described herein in a manner providing for the same architecture, intensity and purposes approved by this Ordinance, any future sign face changes, or modifications to the manner of displaying content on the electronic display screen, may be made only with the recommendation of the Architectural Review Board and approval of the Village Board. The decision whether future modifications alter the architecture or preserve or expand the intensity and purposes for which the approved signs are used shall be made in the sole discretion of the Director of Community Development.

SECTION 6: 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

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

Subject:	Lincolnshire Marketplace Retail Development (Downtown)
Action Requested:	Design Workshop on Proposed Development Plans for Culver's Restaurant and Lincolnshire Marketplace Shopping Center
Petitioner:	Lincolnshire Marketplace LLC
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board

Due to the scheduled design workshop, no formal ARB vote/recommendation will take place on Tuesday. The petitioner intends to incorporate the ARB's comments, further refine their proposal, and return to the September ARB meeting and seek a formal review and recommendation at that time.

Background:

- Lincolnshire Marketplace LLC, contract purchaser of the subject Village-owned downtown property, seeks an amendment to the Downtown Planned Unit Development (PUD) to construct a Culver's Restaurant on Parcel C within the 12-acre Lincolnshire Marketplace retail development and to install shopping center ground signs.
- The downtown site is located at the northeast corner of Milwaukee Avenue and Rte 22, as shown on the attached location map.
- The 3-parcel property is located in the R5 Mixed-Use General Residence District in the Downtown PUD and in the Downtown Sign District. In addition, the site is subject to the attached Downtown Design Guidelines.
- The Downtown PUD for the retail development was approved in 2012 (Ordinance #12-3251-21) on behalf of Inland Real Estate Corporation and the Fresh Market, with a number of zoning and sign code exceptions regarding the Fresh Market building and light pole height as well as wall and blade sign dimensions and illumination. The PUD also contains covenants regarding site development, permitted uses and other matters. The Fresh Market was constructed on Parcel A in 2013 and is currently the only use in the development.
- The PUD requires a PUD amendment for development of each individual building and the installation of ground signs throughout the site. Both the underlying R5 zoning and the PUD require a Special Use permit for restaurants with a drive-thru.
- In December 2013, Draper and Kramer, an affiliate of Lincolnshire Marketplace LLC, submitted conceptual site development plans to the Village Board to generate input from the Village regarding site layout and design (see attached). In March 2014, the ARB held a design workshop regarding those plans and provided comments to the developer. Following the 2014 ARB meeting, the plans were put on hold until specific tenants were identified.
- On June 27, 2016, the Village Board reviewed and referred the developer's request to the ARB for design review. On June 28, 2016, the internal Development Review Team met to review the proposal and provided comments to the petitioner. Following the ARB review and recommendation, the Village Board will hold a Public Hearing to amend the downtown Planned Unit Development regarding Culver's Restaurant and shopping center ground signs.

Design Workshop Goals:

Review the petitioner's plans and generate comments in the following areas:

1. Culver's Restaurant

- Building elevations
- Wall signs
- Ground sign
- Blade sign
- Site furniture
- Landscaping, and
- Exterior lighting

2. Shopping Center

- Two identical multi-tenant signs
- Fresh Market sign
- Tenant sign panel criteria for multi-tenant signs

Plan Review Comments:***General***

- **Sign Code Exceptions:** The request involves a number of code exceptions which will be considered by the Village Board at a Public Hearing following an ARB recommendation. Attached is a list of staff-identified exceptions, for ARB reference, to assist the Board in evaluating design aspects of the proposal. The list is subject to change as the proposal progresses through the approval process.

Culver's Restaurant

- **Building Elevations:** The petitioner proposes to construct a 4,310-square-foot Culver's restaurant on a 5-acre Parcel C (see attached plans and renderings). The restaurant will include a drive-thru along the north elevation and an enclosed outdoor patio at the southwest corner of the building. Building elevation materials include prairie stone, dryvit, hardiboard siding and concrete. The Site Plan shows 55 parking spaces to serve Culver's which meets code requirements. Additional shared parking will be available adjacent to the Culver's site. The building design incorporates Culver's corporate blue-colored awnings and patio umbrellas. Culver's stated they need to maintain the blue color for their corporate identity. The proposed building materials and colors are consistent with the Fresh Market store and the types of quality materials referenced in the Downtown Design Guidelines (see attached).
- **Wall Signs:** Three wall signs are proposed on the south (front), west (Milwaukee Avenue) and north (drive-thru) elevations. The location of the north sign does not meet code as it does not face a public street or a parking lot. The sign illumination does not meet code which requires backlit/halo illumination. In addition, all three signs exceed the allowable sign lettering and face height and are larger than adjacent commercial wall signs, as shown below:

	Sign Code	Proposed Culver's (South & West)	Proposed Culver's (North)	Fresh Market	McDonald's	Dunkin' Donuts	Strawberry Field
Letter height	18"	45"	56"	24"	18"	12"	14"
Sign length	15'	8'	10'	31'-1"	9'-11"	12'-5 1/2"	15'
Logo height	24"	45"	56"	24"	24"	15"	24"
Sign face height (letters + logos)	24"	45"	56"	24"	24"	15"	24"
Illumination	Backlit	Internal	Internal	Backlit	Backlit	Gooseneck	N/A

The ARB should determine whether: (a) all three wall signs should be reduced in height; (b) the north elevation wall sign should be removed, and (c) the sign illumination should be revised from internal to backlit/halo.

- **Ground Sign:** A 6' tall by 9' long ground monument sign is proposed south of the Culver's building to identify the restaurant. The sign meets code in all areas except for the following: (a) method of illumination (internal illumination is proposed rather than external illumination required by code for single tenants), (b) the display of an electronic message board is prohibited by code in any district except for gas station signs, and (c) the sign copy is closer than 6" to the sign perimeter.

Staff believes the proposed internal sign illumination should be revised to external to comply with code. There are no existing single-tenant ground signs in the Downtown Sign District that are internally lit.

There are three existing electronic message board signs in the Village, permitted as part of Planned Unit Developments and Areas of Special Sign Control:

- CityPark - Allowed by the annexation agreement in the late 1990's.
- Adlai E. Stevenson High School - Allowed in 2013 as a replacement for a previously permitted electronic message board ground sign.
- Marriott Resort - Allowed in 2011 due to a unique nature of the resort property with a mix of uses.

The ARB should determine whether the sign illumination should be changed to external (i.e., floodlights) and an electronic message board sign should be removed from the sign face.

- **Blade Sign:** Staff is concerned the drive-thru location and design of the blade sign advertising Culver's products does not meet code which requires blade signs to be designed in keeping with the building design and be located near a public entrance. Existing code-compliant blade sign example in the Downtown District includes the Fresh Market blade signs. **The ARB should determine whether the proposed blade sign should be eliminated.**

- Site Furniture: The attached plans depict an enclosed outdoor patio with tables, chairs, umbrellas and trash containers. The petitioner provided an upgraded patio furniture package at staff's request above what a typical Culver's restaurant provides. **The ARB should determine whether additional patio furniture upgrades are necessary for enhanced quality of the downtown site.**
- Landscaping: The proposed landscape plan meets code requirements. Staff reviewed the petitioner's tree survey/inventory and determined the proposed tree replacements will compensate for the trees scheduled for removal.
- Exterior Lighting: The lighting plan depicts light poles and building gooseneck lights. The petitioner will provide a photometric plan at the next ARB meeting to confirm code-required lighting levels have been met.

Shopping Center Ground Signs

- The petitioner is proposing the following shopping center ground signs:
 - Two identical 17'4" tall by 10' wide 4-panel ground signs. One sign will be installed along Milwaukee Avenue, south of the existing Milwaukee Avenue access point and one along Rte 22, east of the existing access point (see attached site plan and renderings).
 - One 6' tall by 37' wide Fresh Market identification/directional sign at the intersection of Milwaukee Avenue and Rte 22.
 - The attached proposed tenant sign panel criteria are designed to establish consistent requirements for tenant sign panels.

Staff believes the proposed two multi-tenant shopping center signs are in keeping with the design of the center, including the existing Fresh Market and Culver's buildings. While the shopping center sign height, length and the overall sign size exceeds the Sign Code, as noted on the attached list of code exceptions, it is consistent with the recently approved multi-tenant shopping center ground signs at the Village Green and Lincolnshire Commons (see attached ground sign comparison). Therefore, staff is in support of the sign dimensions as proposed. In addition, the minimum distance between the proposed shopping center ground sign and Culver's ground sign as well as the overall frontage length is less than required by code which staff believes is appropriate given the center layout and an existing precedent at the Village Green Center (the distance between the shopping center signs and the Eddie Merlot's and Egg Harbor ground signs is less than what is required by code).

Staff is also in support of the proposed design and location of the Fresh Market ground sign which identifies the Fresh Market grocery store and is intended to help direct traffic to the Milwaukee Avenue shopping center entrance.

- The proposed tenant sign panel criteria are consistent with the Village Green, Lincolnshire Commons and Village Green shopping centers.

Recommendation:

Comments from the ARB regarding the proposed plans and renderings for Culver's Restaurant and shopping center ground signs.

Reports and Documents Attached:

- Location map, prepared by MGP GIS Consortium.
- Cover letter, prepared by Michael Mallon of Draper and Kramer, dated August 16, 2016, date stamped received August 9, 2016.
- Presentation packet, submitted by Draper and Kramer, date stamped received August 9, 2016.
- A list of staff-identified code exceptions based on the August 16, 2016 ARB submittal.
- Sign Code requirements.
- Downtown Design Guidelines.
- Ground sign comparison, prepared by staff.
- 2014 conceptual downtown site development plans.

Meeting History	
Village Board Preliminary Evaluation (COW):	June 27, 2016
Architectural Review Board Workshop	August 16, 2016

**REQUEST FOR BOARD ACTION
Architectural Review Board
September 27, 2016**

Subject:	Lincolnshire Marriott Resort, 10 Marriott Drive
Action Requested:	<ol style="list-style-type: none">1. Approval of a New Port Cochere, Windows and Landscaping for the Marriott Hotel and Kings Warf Restaurant.2. Consideration of an Amendment to the Marriott Resort Master Sign Plan regarding New Wall Signs.
Petitioner:	The Gettys Group
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Advisory Board Review:	Architectural Review Board

Background:

- The Getty's Group seeks approval of a new port cochere, windows and landscaping for the Marriott Hotel and Kings Warf Restaurant and an amendment to the Marriott Resort Master Sign Plan to add new wall signs.
- The Marriott Resort is zoned B1 and B2 Business District and is governed by a special use permit. The Resort is one of the largest developments within the Village offering a variety of destination uses – hotel complex, sports facilities, golf course, live entertainment/theater, restaurants, meeting spaces, banquet facilities, etc. The Resort obtained its initial special use in September 1973 for a live theater and golf course (Ord. No. 73-286-1). The existing buildings were constructed in the 1970's.
- In 2011, the Village Board approved a Master Sign Plan (see attached Ordinance #11-3191-13A) for the Marriott Resort for two new monument signs on Milwaukee Avenue and Half Day Road and six directional signs throughout the resort campus, with variations regarding sign dimensions, items of information, an electronic message board for the Milwaukee Avenue ground sign.
- The ARB has final authority to review and approve the port cochere, windows and landscaping request. The Master Sign Plan amendment request requires ARB review and recommendation, with final approval at the Village Board.

1. Approval of a New Port Cochere, Windows and Landscaping for the Marriott Hotel and Kings Warf Restaurant:

- Port Cochere: The petitioner proposes to replace the existing dark-colored porte cochere, at the hotel main entrance, which consists of dark brick pillars and a low-set roof (believed to be constructed in the 1970's with the hotel). The proposed port cochere structure will have timber-frames, skylights and white stone-clad pillars to create a more open and welcoming space.
- Windows: The plans call for the removal and replacement of existing Marriott Hotel guest room and Kings Warf Restaurant windows. The windows will have new glazing and design to make them more open. The existing masonry wall and piers will remain.
- Landscaping: The petitioner proposes to enhance the hotel entrance with new annual and perennial flowers and bushes adjacent to the new port cochere.

Recommendation:

Review and approval of the proposed port cochere, windows and landscaping.

Motion:

The Architectural Review Board, at its meeting held on September 27, 2016, moves to approve a new port cochere, window design and landscaping improvements for the Marriott Resort, located at 10 Marriott Drive, as depicted in a presentation packet prepared by The Gettys Group, date stamp received September 12, 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}

2. Consideration of an Amendment to the Marriott Resort Master Sign Plan regarding New Wall Signs.

Two new code-compliant halo lit identification wall signs, bearing a red Marriott logo, are proposed to be integrated into the new port cochere wall design near the front hotel entrance (see attached Sign Code requirements). The signs are designed to emphasize the Marriott hotel brand, supplementing the existing ground and directional signs throughout the property. The hotel currently does not have wall signs.

Recommendation:

Review and recommendation to the Village Board of the proposed amendment to the Master Sign Plan regarding the addition of two wall signs.

Motion:

The Architectural Review Board, at its meeting held on September 27, 2016, recommends approval to the Village Board of an amendment to the Marriott Resort Master Sign Plan regarding the addition of two new Marriott identification wall signs for the Marriott Resort, located at 10 Marriott Drive, as depicted in a presentation packet prepared by The Gettys Group, date stamp received September 12, 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:

- Presentation Packet, prepared by The Gettys Group, dated September 8, 2016, date stamped received September 12, 2016.
- Corridor Commercial Sign District wall sign requirements.
- Marriott Resort Master Sign Plan Ordinance #11-3191-13A.

Meeting History	
ARB (current):	September 27, 2016



**Marriott
Resort**

Legend

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

N 1 inch = 437 feet



GIS consortium
CED LocationMap
JVG 3/20/2016

September 8, 2016

Wes Grover

Chairman, Architectural Review Board Village of Lincolnshire

One Olde Half Day Road

Lincolnshire, IL 60069

Dear Chairman Grover and Members of the Architectural Review Board,

I am writing to request approval from the Village of Lincolnshire for proposed exterior improvements at the Marriott Lincolnshire Resort, located at Ten Marriott Drive.

The proposed renovations include the following:

- Removal and replacement of the existing entrance canopy. New brand signage and new landscaping at the new canopy will be included in this scope of work.
- Replacement of guestroom windows and PTAC heating/cooling units.
- Replacement of the existing King's Wharf Restaurant windows and associated site accessibility upgrades.

We believe that these improvements, in conjunction with the extensive interior renovations that are planned, will significantly enhance the guest experience at the Marriott Lincolnshire Resort as well as provide a fresh face to a well known and loved Lincolnshire establishment.

We have enclosed drawing documentation of the proposed exterior improvements as required by the Village of Lincolnshire. If you have any questions regarding this request, please do not hesitate to call.

Sincerely,



Applicant Name: Jerry Zeitner

Applicant Title: Chief Operating Officer

Applicant Company: The Gettys Group



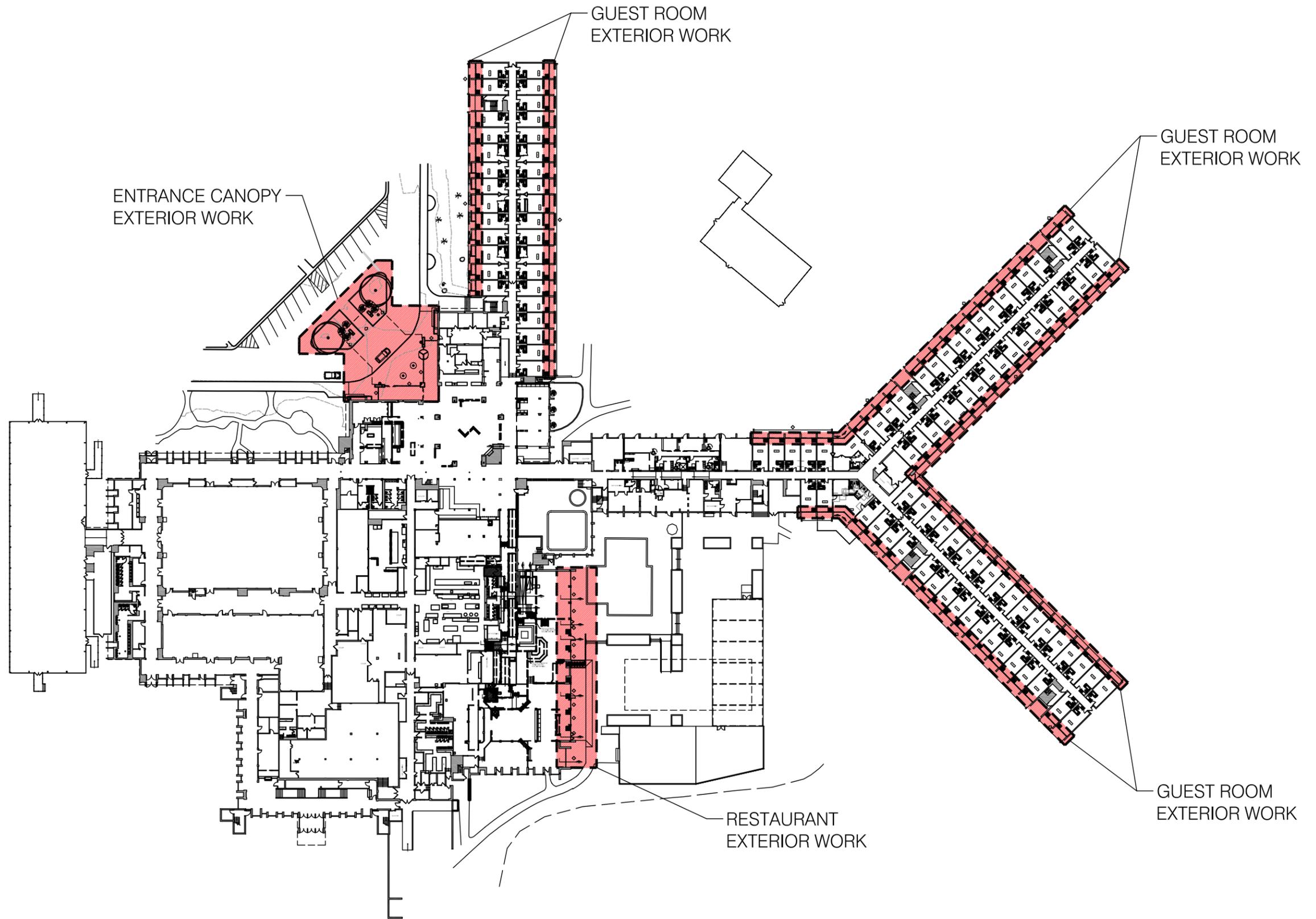
MARRIOTT
Lincolnshire Resort

Exterior Renovations

**Presentation to the
Architectural Review Board of
The Village of Lincolnshire**

September 20, 2016



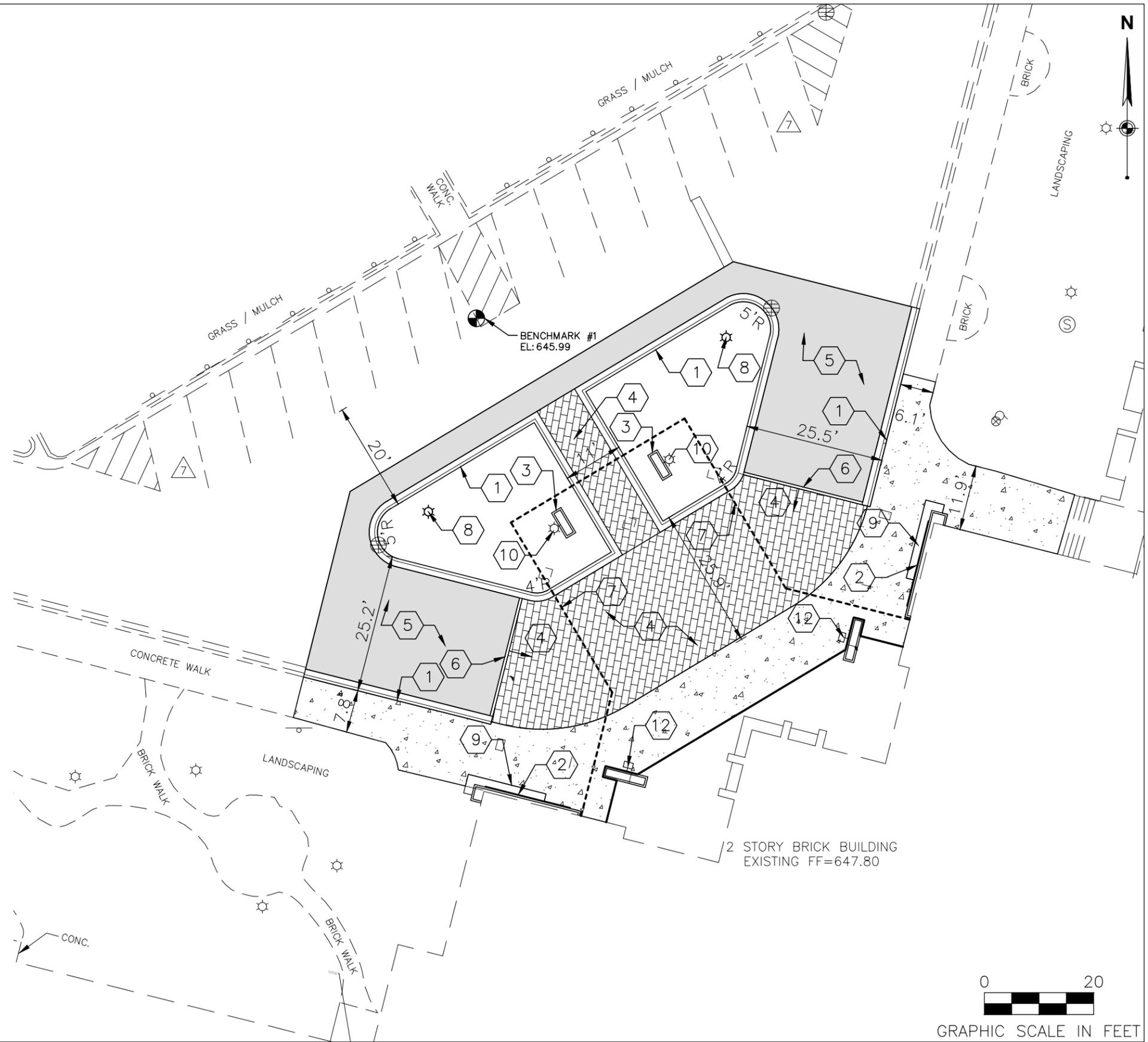




SITE LEGEND

-  INDICATES BRICK PAVERS
-  INDICATES NEW CONCRETE SIDEWALK
-  INDICATES LIGHT DUTY PAVEMENT
-  EXISTING CURB AND GUTTER
-  POSITIVE SLOPED CURB

-  PROPOSED B-6.12 CURB AND GUTTER
-  PROPOSED SIGNAGE BY SIGNAGE CONTRACTOR
-  PROPOSED STONE VENEER PIER, SEE ARCHITECTURAL PLANS
-  PROPOSED BRICK PAVERS
-  INDICATES LIGHT DUTY PAVEMENT
-  BRICK PAVER CURB EDGE
-  BUILDING OVERHANG, SEE ARCHITECTURAL PLANS
-  EXISTING FIXTURES TO BE REMOVED
-  PROPOSED BENCH, SEE ARCHITECTURAL PLANS
-  PROPOSED LIGHT FIXTURE TO USE EXISTING ELECTRICAL FEED
-  NEW PORTE-COCHERE PIER UPLIGHT FIXTURE TO BE RECESSED INTO CONCRETE WALL AND WALL WASH PIERS



IN-GROUND LIGHT FIXTURE

EXISTING MASONRY PLANTERS
TO REMAIN

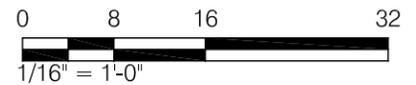
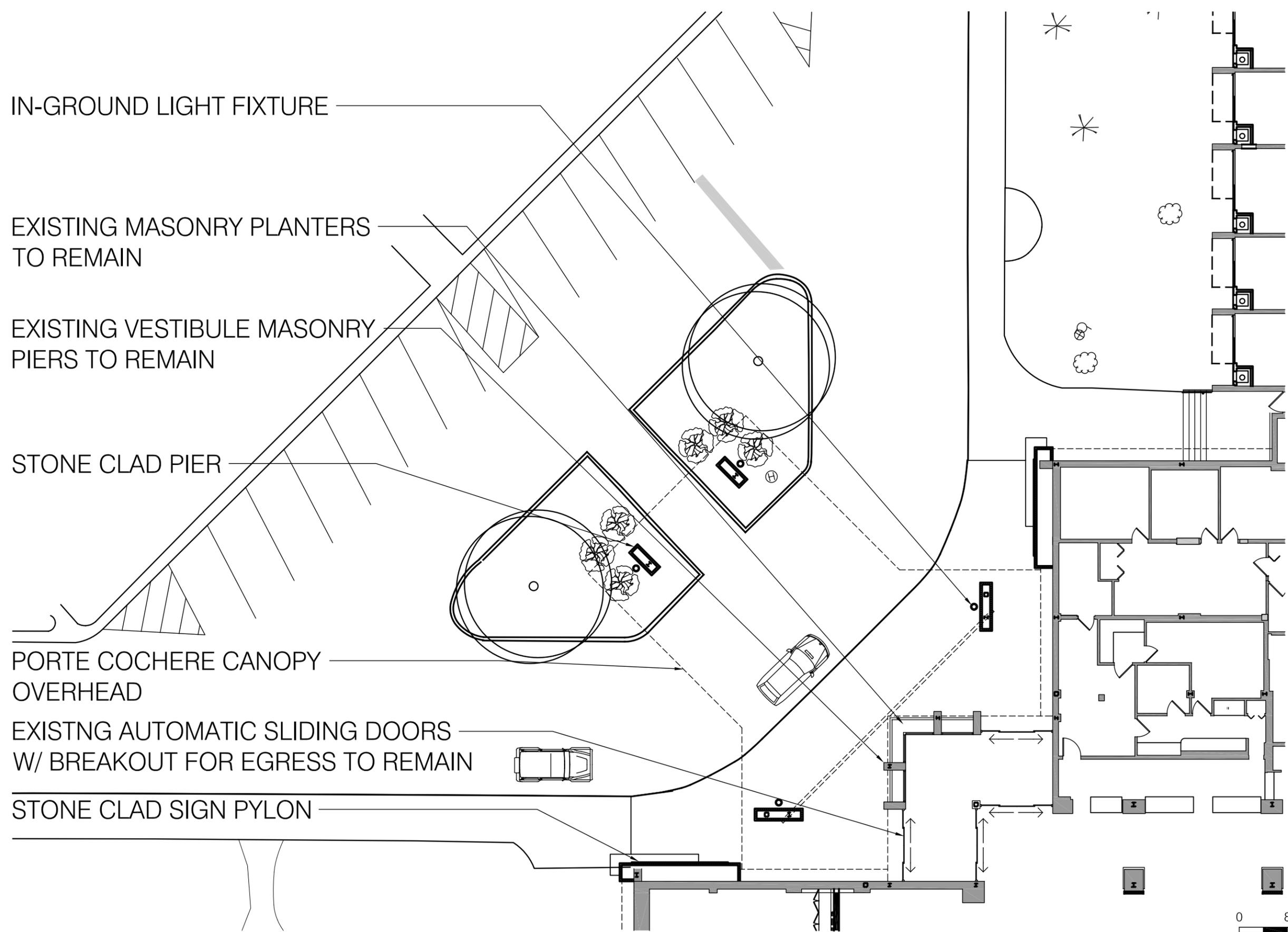
EXISTING VESTIBULE MASONRY
PIERS TO REMAIN

STONE CLAD PIER

PORTE COCHERE CANOPY
OVERHEAD

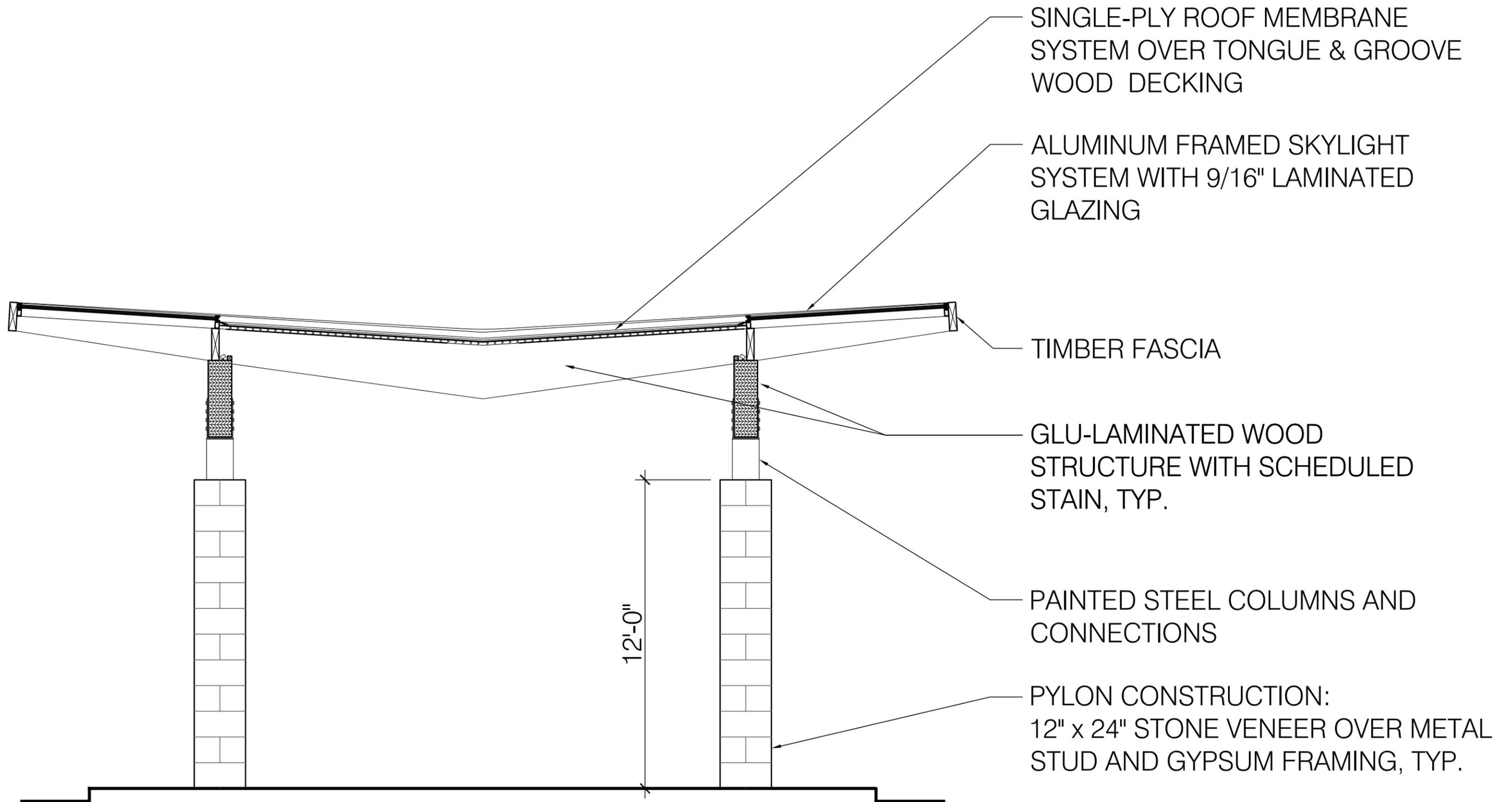
EXISTING AUTOMATIC SLIDING DOORS
W/ BREAKOUT FOR EGRESS TO REMAIN

STONE CLAD SIGN PYLON









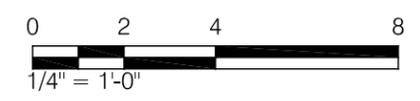
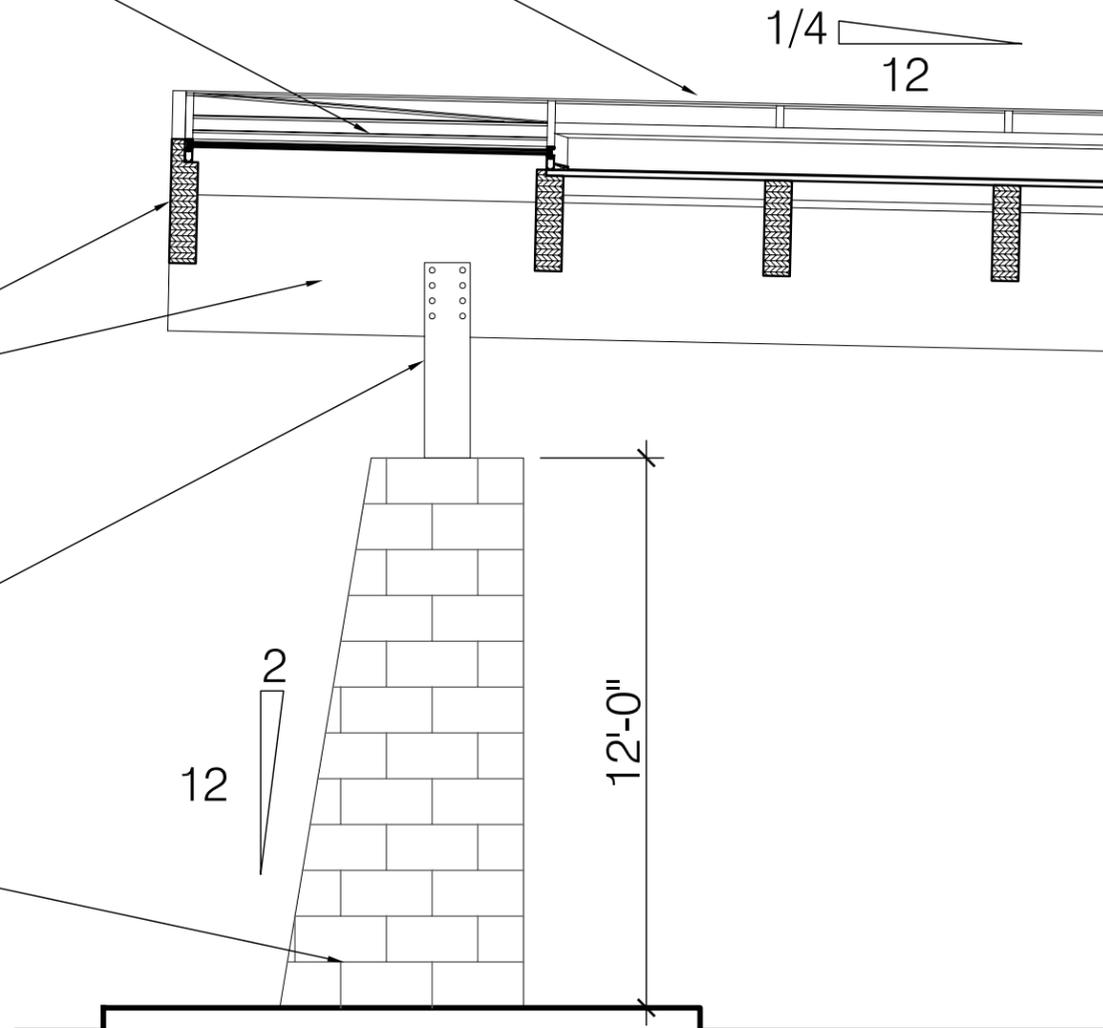
SINGLE-PLY ROOF MEMBRANE
SYSTEM OVER TONGUE & GROOVE
WOOD DECKING

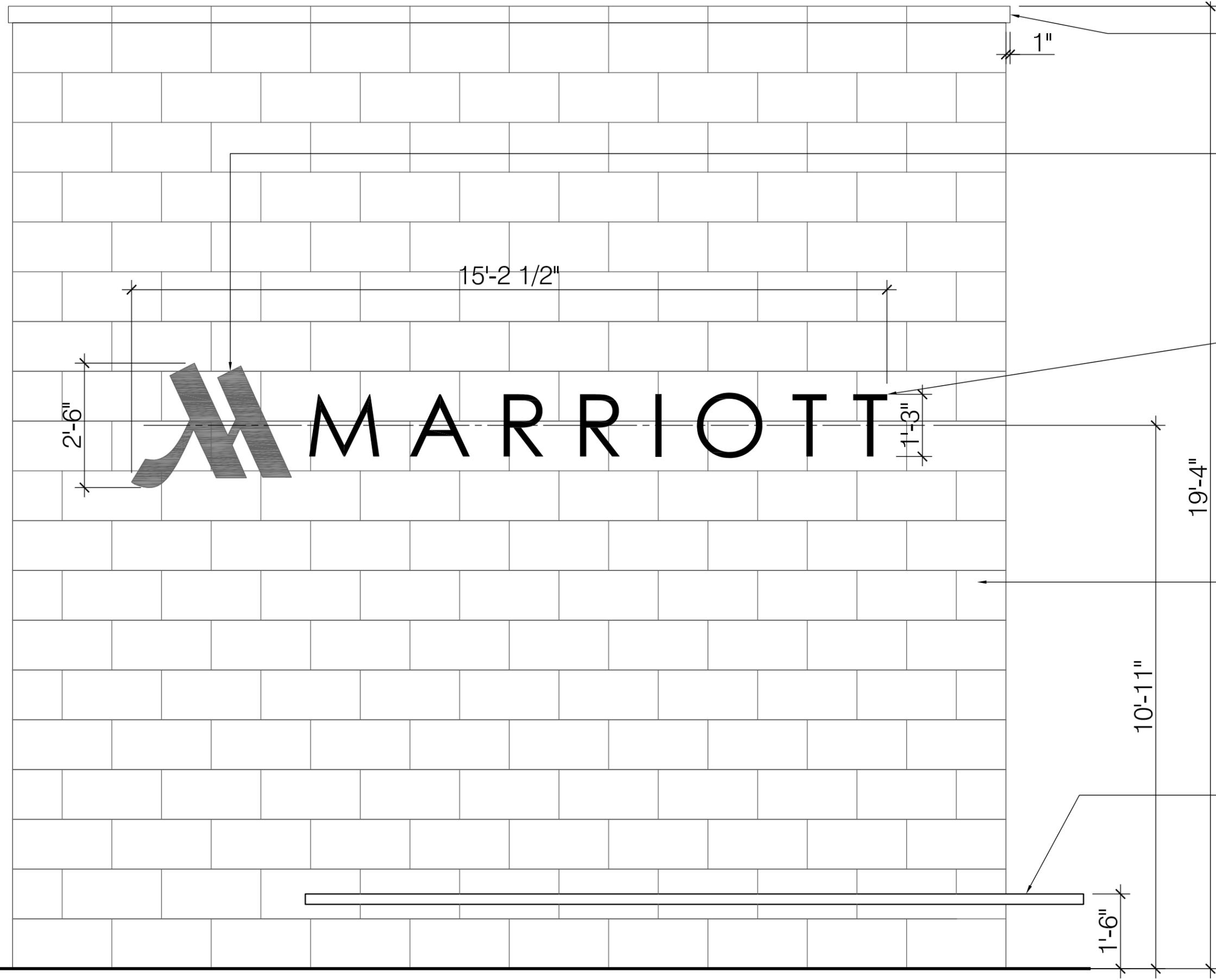
ALUMINUM FRAMED SKYLIGHT
SYSTEM WITH 9/16" LAMINATED
GLAZING

GLU-LAMINATED WOOD
STRUCTURE WITH SCHEDULED
STAIN, TYP.

PAINTED STEEL COLUMNS AND
CONNECTIONS

PYLON CONSTRUCTION:
12" x 24" STONE VENEER OVER METAL
STUD AND GYPSUM FRAMING, TYP.





4" CAST-STONE CAP TO MATCH STONE CLADDING

SIGN LOGO:
LED HALO EFFECT BACKLIT ALUMINUM REVERSE CHANNEL LETTER WITH RED PAINTED FACE

SIGN COPY:
LED HALO EFFECT BACKLIT ALUMINUM REVERSE CHANNEL LETTERS WITH BLACK PAINTED FACE

PYLON CONSTRUCTION:
12"x24" STONE VENEER OVER METAL STUD AND GYPSUM FRAMING

CANTILEVERED TEAK WOOD SLAT BENCH



TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
MEDIUM TREE						
OV	2	<i>Quercus virginiana</i>	American Hop Hornbeam	B&B	2" cal. 10'ht. 5'wd	Full, well spaced
EVERGREEN SHRUB						
BU	26	<i>Buxus x 'Glennae'</i>	Chicago Land Green Boxwood	#3 cont.	18"ht. x 18"wd.	Full, vigorous
DECIDUOUS SHRUB						
HQ	6	<i>Hydrangea quercifolia 'Ruby Slippers'</i>	Ruby Slippers Cokleaf Hydrangea	#3 cont.	24"ht. x 24"wd.	Full, vigorous
SJ	14	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spiraea	#3 cont.	12"ht. x 18"wd.	Full, vigorous
PERENNIAL / MISCELLANEOUS						
HE	20	<i>Heemerocallis 'Stoame Double Classic'</i>	Repeat Blooming Daylily	#1 cont.		
LM	64	<i>Liriope muscari 'Big Blue'</i>	Big Blue Lilyturf	quat.		
NF	18	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	#1 cont.		
BDR	3	Weathered Limestone Boulder			3" min diameter	Random shapes & sizes

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.





©2016 Horticoopia, Inc.
AMERICAN HOP HORNBEAM



©2016 Horticoopia, Inc.
REPEAT BLOOMING DAYLILY



©2016 Horticoopia, Inc.
RUBY SLIPPERS OAKLEAF HYDRANGEA



©2016 Horticoopia, Inc.
BIG BLUE DAYLILY



©2016 Horticoopia, Inc.
GOLDFLAME SPIREA



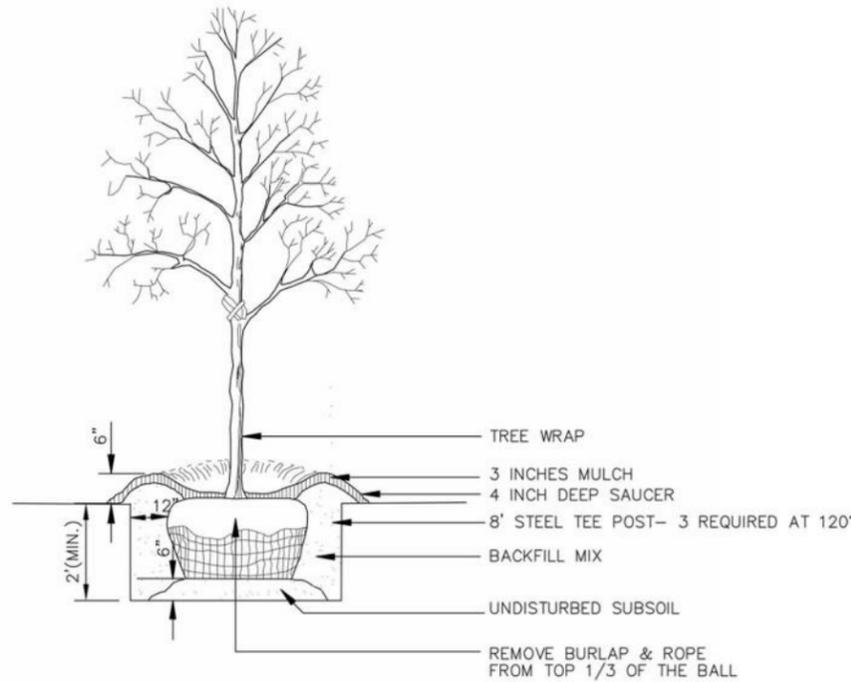
©2016 Horticoopia, Inc.
WALKER'S LOW CATMINT



©2016 Horticoopia, Inc.
CHICAGOLAND GREEN BOXWOOD

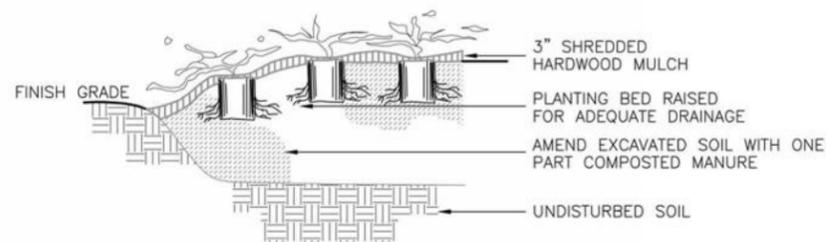


WEATHERED LIMESTONE BOULDER



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

TREE PLANTING



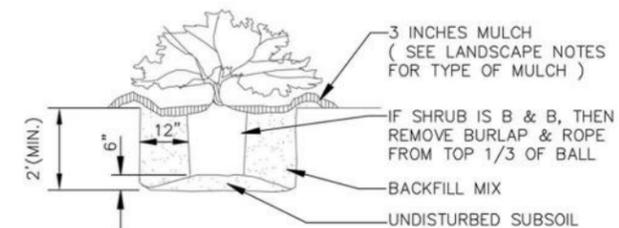
- NOTE:
1. SIZE OF PIT VARIES WITH SIZE OF ROOT BALL.
 2. TOP OF BALL TO BE 1"-2" ABOVE FINISH GRADE.
 3. SPREAD FERTILIZER EVENLY IN SAUCER.
 4. RETAIN ALL LEADERS.

PERENNIAL & GROUNDCOVER PLANTING

N.T.S.

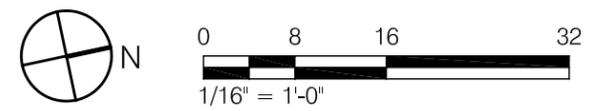
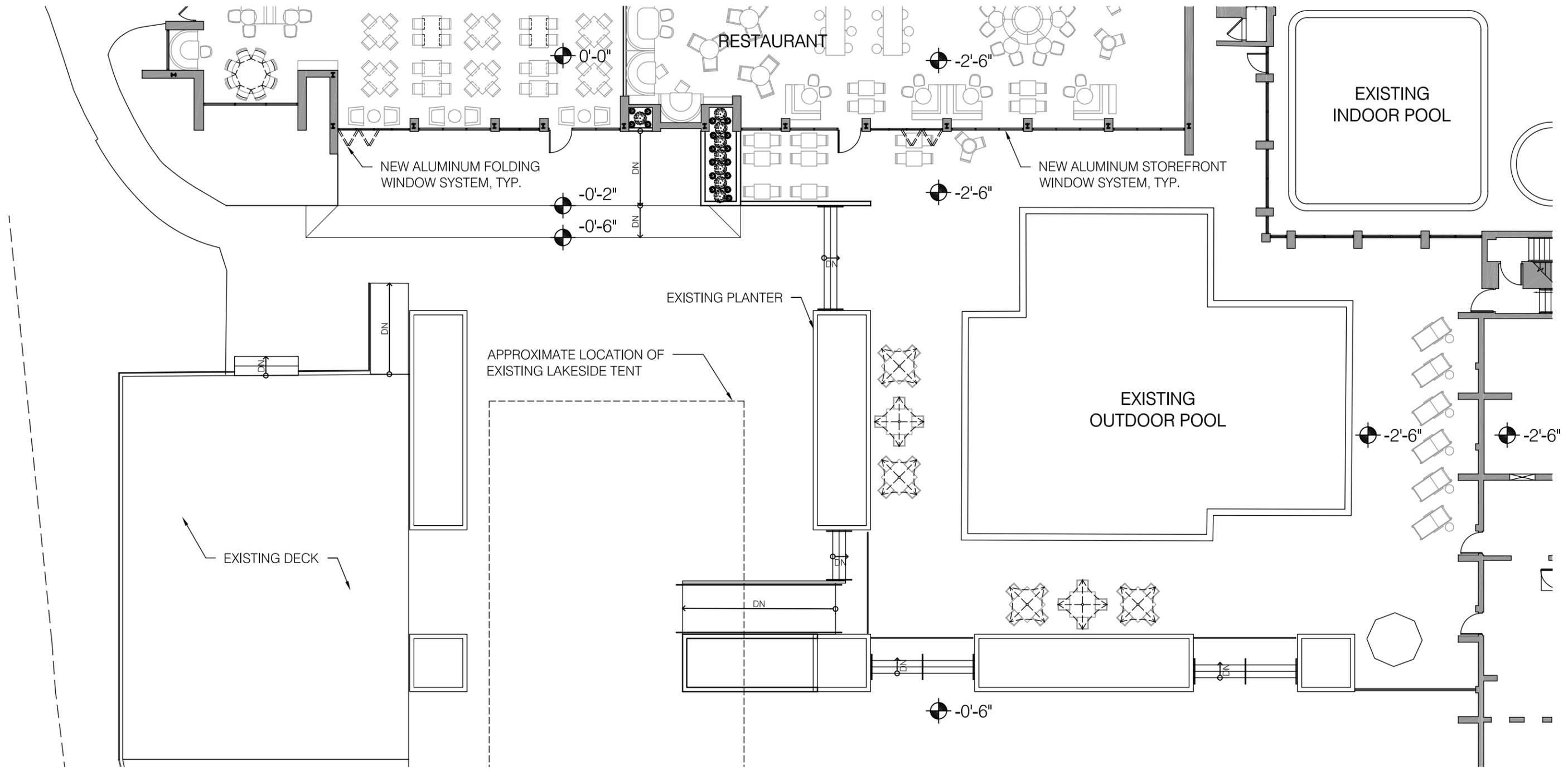
LANDSCAPE NOTES

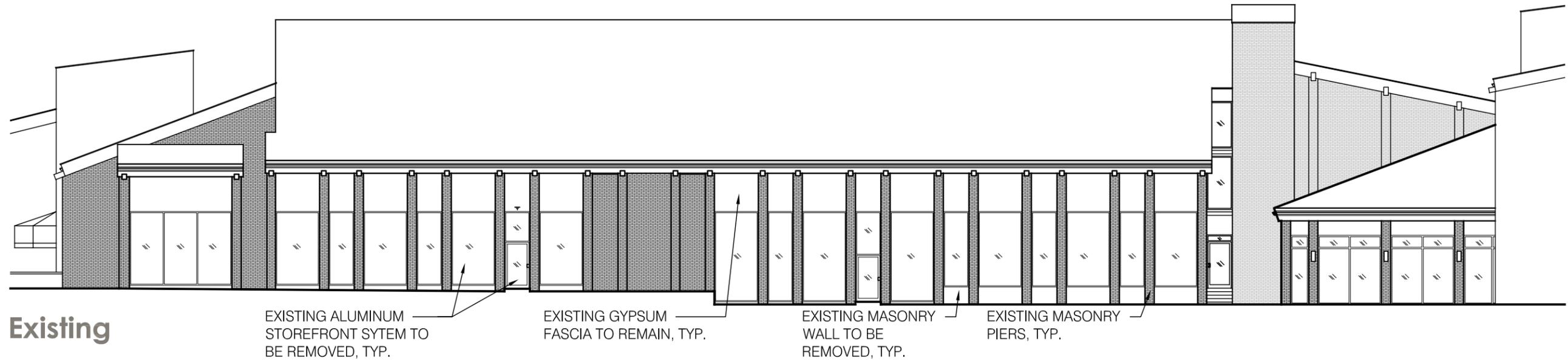
1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
6. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
7. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
8. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
9. ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
10. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
12. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
13. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.



SHRUB PLANTING

N.T.S.





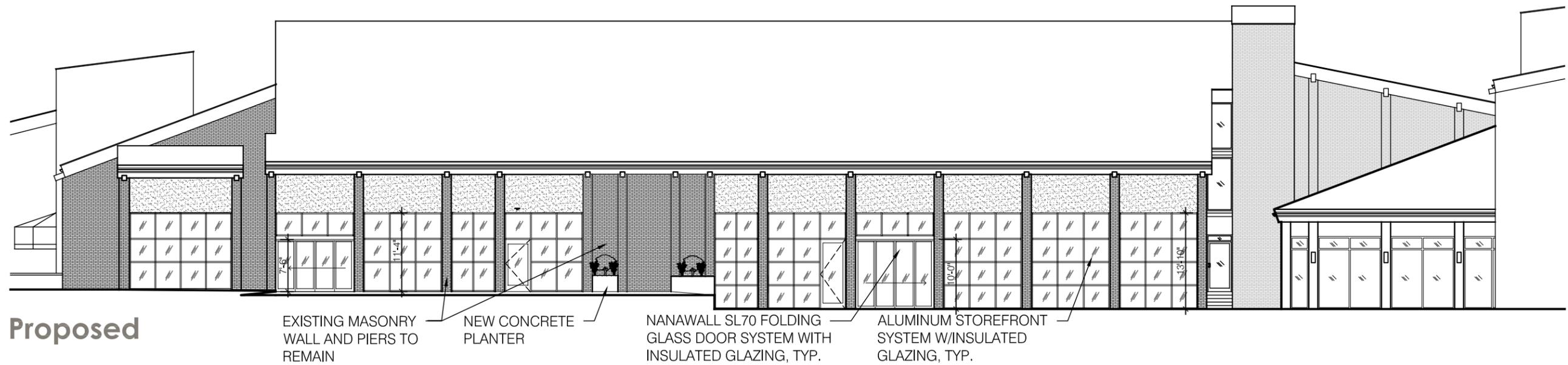
Existing

EXISTING ALUMINUM STOREFRONT SYTEM TO BE REMOVED, TYP.

EXISTING GYPSUM FASCIA TO REMAIN, TYP.

EXISTING MASONRY WALL TO BE REMOVED, TYP.

EXISTING MASONRY PIERS, TYP.



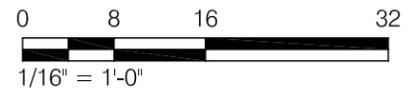
Proposed

EXISTING MASONRY WALL AND PIERS TO REMAIN

NEW CONCRETE PLANTER

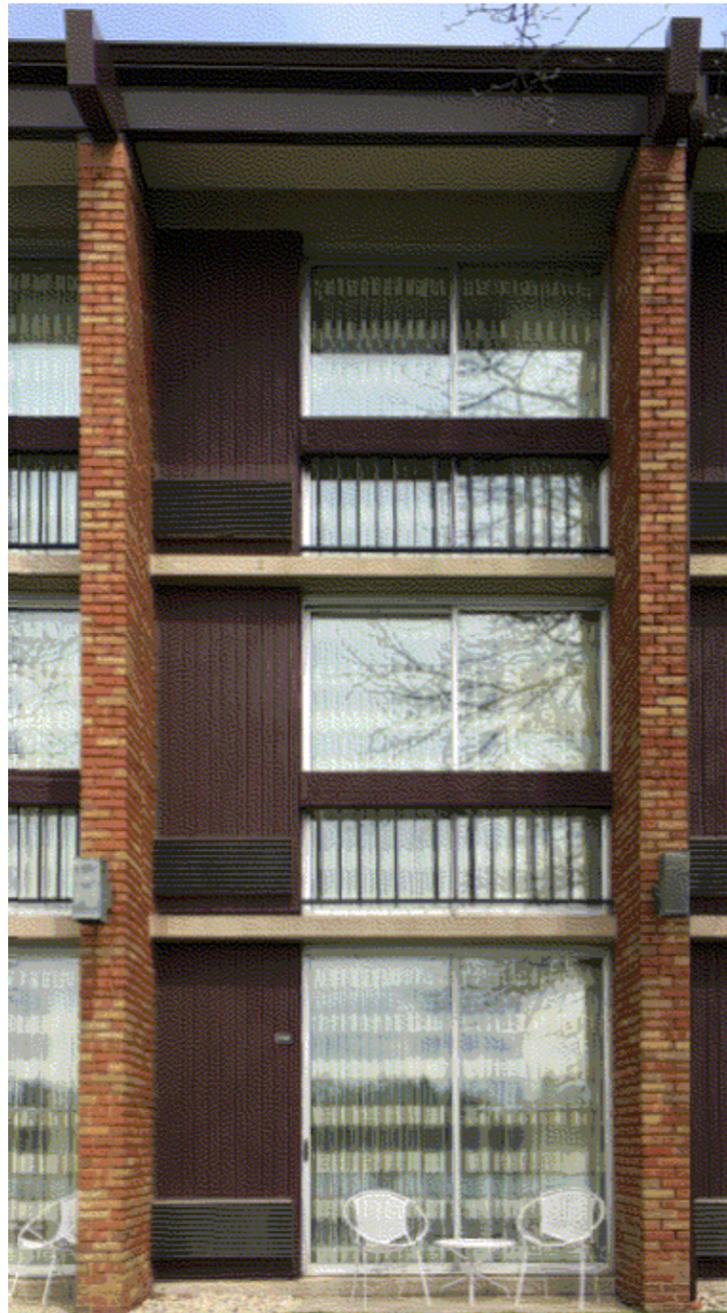
NANAWALL SL70 FOLDING GLASS DOOR SYSTEM WITH INSULATED GLAZING, TYP.

ALUMINUM STOREFRONT SYSTEM W/INSULATED GLAZING, TYP.

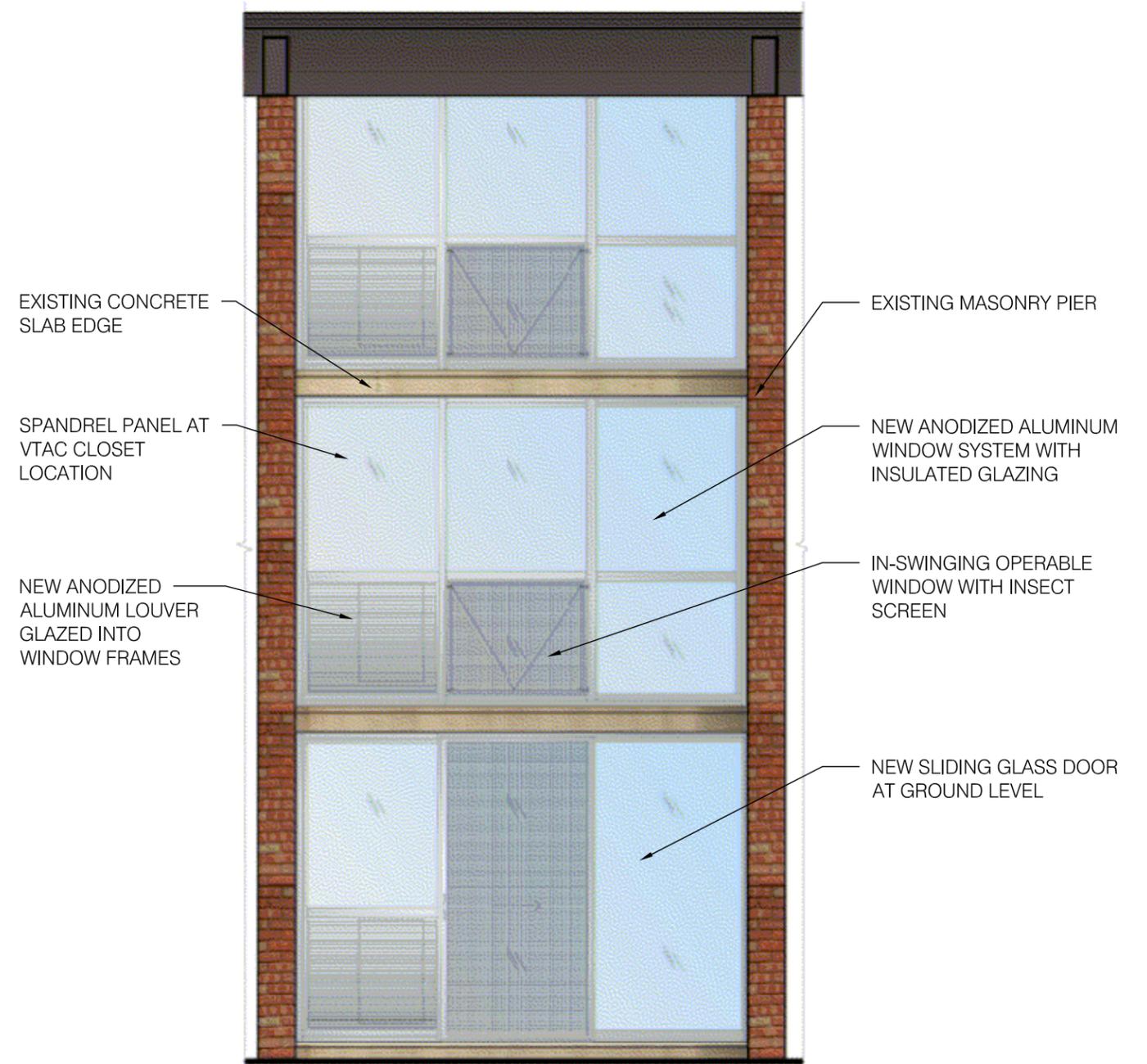








1 EXISTING GUEST ROOM ELEVATION
NTS



2 PROPOSED GUEST ROOM ELEVATION
1/4" = 1'-0"





PAINT - STEEL STRUCTURE
(PORTE COCHERE)

STONE VENEER CLADDING
(PORTE COCHERE)

GLUE-LAMINATED WOOD STRUCTURE
(PORTE COCHERE)

CLEAR ANODIZED ALUMINUM
WINDOW FRAMES & LOUVERS

"FLOATING" WOOD BENCH
(PORTE COCHERE)

B. Wall Signs

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

1. Wall signs are permitted only in districts listed in Table 3, subject to the regulations of Table 3 and this Title. The maximum Sign Area of a wall sign shall be ten percent (10%) of the area of the wall to which it is attached, including doors and windows, or the maximum wall sign area listed in Table 3, whichever is less.
2. Wall signs are permitted for each building wall that faces a public street or parking lot, with no more than one (1) wall sign permitted on any wall, unless permitted by Section 12-9-1(B)(11) and Section 12-9-1(B)(13). Where there is a secondary customer entrance, an additional wall sign is permitted but shall be limited to no more than sixteen (16) square feet and shall only indicate the name of the business and the words "entrance," "enter" or similar term.
3. The total area of a side wall sign or signs shall not exceed five percent (5%) of the area of the side façade of the principal building, including doors and windows, or twenty-five (25) square feet, whichever is less. Any side wall sign must be located facing a side yard of twelve (12) feet or more in width on the same lot.
4. Wall signs must be safely and securely attached to the building wall. Wall signs must be affixed flat against the building wall and must not project more than six (6) inches from the building wall. Illuminated wall signs shall not be permitted to extend more than twelve (12) inches beyond the sign face or sign structure.
5. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall to which it is attached. On buildings existing on the effective date of this Title, July 1, 2009, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign.
6. Wall signs shall not cover windows, doors or architectural features.
7. For buildings in commercial use, wall signs should be located on the sign frieze, or the portion of the building immediately above the first floor windows and below the second

floor window sills in the case of a two-story building. For buildings in office use that are larger than two-stories, wall signs may be located on the top floor of the building no more than five (5) feet above the windows on the top floor and no portion of such wall sign shall extend above the roof line.

8. Wall signs may be constructed of wood, metal or plastic.
9. Internally illuminated wall signs shall only consist of backlit/halo illumination and be designed so light does not filter through the face of individually cut letter sets. In the Corridor Commercial and Office/Industrial Sign Districts, internal illumination where light is filtered through the face of individual letter sets is permitted under the following conditions: a) the majority of gross floor area must be devoted to office use; b) the wall sign shall only identify the office occupant; c) the building height must be a minimum of forty (40) feet; and d) the wall sign shall be mounted a minimum of thirty-five (35) feet above grade. Gooseneck reflectors are permitted on all wall signs provided the reflectors concentrate the illumination upon the sign face only.
10. In no case shall any side wall or rear wall sign be permitted to contain any form of illumination if said wall is adjacent to a residential district.
11. On multi-tenant commercial buildings, all wall signs must be located at a generally uniform height on the building wall in similar proportion to one another. Wall signs identifying individual tenant spaces in multi-tenant structures shall be centered within each leaseable space unless otherwise approved by the Department of Community and Economic Development. Signs within a multi-tenant commercial development must be of a natural or white finish, however a logo or mark registered with the United States Patent and Trademark Office shall not be limited by color. Where a single principal building is devoted to two (2) or more business or commercial uses, the operator of each such use may install a wall sign. The maximum area of each such sign shall be determined by the proportionate share of the front façade, including doors and windows, of the principal building occupied by each such use and applying such proportion to the total sign area permitted for the front wall of the building.
12. On multi-tenant office buildings, one wall sign shall be permitted per building frontage, provided signs have a minimum separation from the common edge of each building frontage equal to ten feet (10') or one third (1/3) of the length of the respective frontage, whichever is lesser.
13. On multi-tenant industrial buildings, individual tenant wall signs shall be permitted only for those tenant spaces that have individual entrances facing a public street or a parking lot. Such signs must be located over or next to a corresponding entrance at a uniform height on the building wall in similar proportion to one another. Regardless of whether the first wall sign in any multi-tenant building is installed over the entry or next to the entry, that same placement type shall be required for any additional signs in the same building. The maximum area of each such sign shall be determined by the proportionate share of the front façade, including doors and windows of the principal building occupied by each tenant space and applying such proportion to the total sign area permitted for the front wall of the building. Any two adjoining wall signs placed next to entrances shall be located no closer than 1 foot (1') from each other. Any two adjoining wall signs placed above entrances shall be located no closer than 5 feet (5') from each other.
14. Within a single-tenant commercial development, signs utilizing carved, etched, or raised letters are not limited by color. Metal letters and logos shall have a non-reflective metal surface.

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

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

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

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

CLERK'S CERTIFICATE

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

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

**AN ORDINANCE
GRANTING VARIANCES FROM
TITLE 12 OF THE VILLAGE CODE
RELATED TO MARRIOTT'S LINCOLNSHIRE RESORT
MASTER SIGN PLANS
(10 Marriott Drive)**

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of February, 2011.


Village Clerk
Village of Lincolnshire
Lake County

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

ORDINANCE NO. 11-3191-13A

**AN ORDINANCE
GRANTING VARIANCES FROM
TITLE 12 OF THE VILLAGE CODE
RELATED TO MARRIOTT'S LINCOLNSHIRE RESORT
MASTER SIGN PLANS
(10 Marriott Drive)**

WHEREAS, application has been made by White Way Sign, Inc., as authorized by Strategic Hotel Capital, Inc. d/b/a Marriott's Lincolnshire Resort ("Owner")(collectively, the "Petitioner"), for approval of a Master Sign Plan for the replacement of the existing resort signage at Marriott's Lincolnshire Resort, with variations to Sections 12-9-1(A)(1), 12-9-1(A)(13), 12-8-1(H)(1), 12-11-1(T) , and 12-9-1(G)(1) of the Lincolnshire Sign Control Ordinance (collectively, the "Variances"), to permit the installation of two monument ground signs and six directional signs on property commonly known as 10 Marriott Drive, Lincolnshire, Illinois (the "Subject Property"); and

WHEREAS, a public hearing was duly advertised on October 28, 2010, in the Daily Herald and was convened by the Architectural Review Board on November 16, 2010, and continued until finally adjourned on January 18, 2011, on which date the Architectural Review Board voted in favor of recommending approval of the Petitioner's application for said Variances; and

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

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

WHEREAS, the Corporate Authorities desire to address in this ordinance only that part of the Petitioner's application relating to the Marriott Drive Monument Sign and the internal Directional Signs, and wish to save that part of the Petitioner's application related to the Illinois Route 22 Monument Sign for a second and separate ordinance to be adopted hereafter.

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

SECTION 1: FINDINGS:

- A. The findings and recommendations of the Architectural Review Board of the Village of Lincolnshire, Lake County, Illinois, are herein incorporated by reference as the findings of this Board to the same effect as if fully recited herein at length. All references in the findings and recommendations are made the references of the Mayor and Board of Trustees of the Village of Lincolnshire.
- B. The Mayor and Board of Trustees hereby further find and declare that the Marriott's Lincolnshire Resort is a unique development within the Village insofar as it provides a singular mix of products and services which contribute to the welfare of the Village and, as a result of such characteristics, its special contributions to the Village make it uniquely eligible for special relief from the strict application of the Sign Code, including the opportunity to use Electronic Signs to advertise the variety of products and services available at the resort.

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

SECTION 3: Subject to the conditions described in Section 4 below, variances from Sections 12-9-1(A)(1), 12-9-1(A)(13), 12-8-1(H)(1), 12-11-1(T) , and 12-9-1(G)(1) are hereby granted and issued to the Subject Property at 10 Marriott Drive, as herein more specifically described and as depicted on the sign plans attached hereto in **Exhibit B**, for the purpose of permitting the following relief:

Monument Ground Sign (Marriott Drive)

1. A variation to Section 12-9-1(A)(1), Ground Signs, to increase the height of a monument sign to 20'-6", rather than the code permitted 6' maximum sign height.
2. A variation to Section 12-9-1(A)(1), Ground Signs, to increase the length of a monument sign to 12'-8", rather than the code permitted 10' maximum sign length.
3. A variation to Section 12-9-1(A)(1), Ground Signs, to increase the sign area of a monument sign to 260 square feet, rather than the code permitted 60-square foot maximum sign area.
4. A variation to Section 12-9-1(A)(13), Ground Signs, to locate the copy area of a monument sign less than six inches from the perimeter of the sign face, rather than the code permitted six inch minimum separation from the perimeter of the sign face.
5. A variation to Section 12-8-1(H)(1), Items of Information, to increase the items of information on a single sign face to four, rather than the code limitation of not more than two items of information.
6. A variation to Section 12-11-1(T), Prohibited Signs, to permit the use of an electronic display screen, not permitted.

Directional Signs

1. Variations to Section 12-9-1(G)(1), Directional Signs, to increase the height of Directional Sign 1 to 6'-8", Directional Sign 2 to 7'-8", Directional Sign 3 to 5'-8", Directional Sign 4 to 6'-2", Directional Sign 5 to 5'-8", and Directional Sign 6 to 4'-8", rather than the code permitted 4' maximum sign height.
2. Variations to Section 12-9-1(G)(1), Directional Signs, to increase the sign area of Directional Sign 1 to 20 square feet, Directional Sign 2 to 25 square feet, Directional Sign 3 to 15 square feet, Directional Sign 4

to 17.5 square feet, Directional Sign 5 to 17.5 square feet, and Directional Sign 6 to 12.5 square feet, rather than the code permitted three-square foot maximum sign area.

SECTION 4: The variances herein described shall not become effective unless and until the Petitioner causes the Master Sign Plan to comply with these conditions:

- A. The Marriott Drive Monument Sign location shall be no closer west (towards the Marriott Drive and Milwaukee Avenue intersection) than the existing resort sign.
- B. A minimum time limit/interval of no less than 10 seconds between images or text shall be required for the electronic display screen.
- C. The electronic display screen shall not display any (i) advertising related to the price, rate or cost for any merchandise, services, or activities, and (ii) personal messages directed at or for the benefit of individuals or groups.
- D. The content displayed on the electronic display screen and the transition between messages and/or images shall not involve any flashing, blinking, scrolling, rotation, animation or similar effects.
- E. The brightness level of the electronic display screen shall be limited to 5,000 nits during the day and 1,000 nits at night, with the L.E.D. panel equipped with a light sensor to automatically adjust brightness based on ambient light levels, provided that the brightness level of the electronic (L.E.D.) sign components shall be subject to the final acceptance of the Community Development Department.
- F. The landscape plans shall be revised to add more grasses and evergreens, where appropriate, and shall be determined in the field by Staff and the Petitioner to achieve four-season interest and verticality.
- G. The Marriott Lincolnshire Resort commitments, as contained in the letter dated December 1, 2010.

SECTION 5: Review.

The Village Board shall review the criteria in which the electronic display screen displays content (as described in Section 4 above), within 120 days from the date of this Ordinance, which may be extended by resolution of the Village Board. At such time, the Village Board may without further public hearing amend this ordinance to adjust the

means by which content may be displayed on the electronic display screen of the Marriott Drive Monument Sign.

- A. The Village Board expressly reserves and retains jurisdiction of Petitioner's application for the purpose of (i) granting, denying or granting with conditions that portion of the application related to the proposed Monument Sign located on Illinois Route 22; and (ii) amending the authority hereby granted as described in paragraph A above; each or all without need for further hearing.

SECTION 6: In the event the Petitioner, or its successor and assigns, elects to maintain the signs described herein in a manner providing for the same intensity and purposes approved by this Ordinance, any future sign face changes may be made only with the recommendation of the Architectural Review Board and approval of the Village Board. The decision whether future modifications alter the architecture or preserve or expand the intensity and purposes for which the approved signs are used shall be made in the sole discretion of the Director of Community Development.

SECTION 7: The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent that there might be any conflict. Except for the foregoing limitation, the development of the Subject Property is subject to all terms and conditions of applicable ordinances and regulations of the Village of Lincolnshire.

SECTION 8: The following exhibits shall be attached to and made a part of this Ordinance and, except as expressly modified by this Ordinance, all covenants, standards, requirements, designs or specifications in such exhibits shall be binding on the Petitioner:

- A. Sign Packet, prepared by White Way Sign, Inc., date stamp received December 1, 2010, attached hereto in **Exhibit B**;
- B. Owner's Letter, dated December 1, 2010, regarding Electronic Sign (L.E.D.) brightness and limiting off-site advertising, attached hereto in **Exhibit C**.

SECTION 9: 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 10: The premises shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other laws or regulations.

SECTION 11: 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 of the Subject Property or such other parties in interest consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. 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 28th day of February, 2011, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

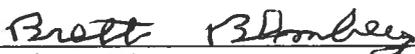
AYES: Brandt, Feldman, McDonough, Saltiel, Servi

NAYS: None

ABSTAIN: None

ABSENT: Walder

APPROVED this 28th day of February, 2011.



Brett Blomberg, Mayor

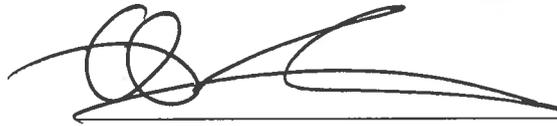
ATTEST:



Barbara Mastandrea, Village Clerk

ACKNOWLEDGED and ACCEPTED
this 30th day of March, 2011.

**STRATEGIC HOTEL CAPITAL, INC.
D/B/A MARRIOTT LINCOLNSHIRE
RESORT**

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

By: General Manager

Its:

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE CENTER LINE OF STATE ROUTE 22 AND WESTERLY OF THE CENTER LINE OF THE DES PLAINES RIVER IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 2: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH ALONG THE WEST LINE THEREOF, 603.05 FEET TO THE CENTER LINE OF INDIAN CREEK, AS CENTER LINE WAS LOCATED ON AUGUST 26, 1943; THENCE EASTERLY AND SOUTHERLY ALONG THE CENTER LINE AND THE CENTER LINE EXTENDED ON INDIAN CREEK TO THE CENTER LINE OF THE DES PLAINES RIVER, AS SAID CENTER LINE WAS LOCATED ON AUGUST 26, 1948; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF THE DES PLAINES RIVER TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, 228.6 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE, 228.60 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER, THENCE WESTERLY ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, 1338.85 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 3: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 72° 40' EAST 501.1 FEET FROM A POINT ON THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, WHICH IS 783.9 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 23° EAST 654.1 FEET TO A POINT WHICH IS 733.9 FEET EAST OF THE WEST LINE AND 1515.7 FEET SOUTH OF THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 67° EAST 410 FEET, MORE OR LESS, TO THE CENTER OF THE DES PLAINES RIVER, AS SAID CENTER LINE WAS LOCATED ON SEPTEMBER 20, 1934; THENCE NORTHERLY ALONG THE CENTER OF SAID RIVER, 660 FEET, MORE OR LESS, TO THE CENTER LINE EXTENDED OF INDIAN CREEK; THENCE WESTERLY ALONG THE CENTER OF SAID CREEK, 433 FEET, MORE OR LESS, TO A POINT WHICH IS 542.8 FEET EAST FROM THE WEST LINE AND 750.3 FEET SOUTH FROM THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 19° 20' WEST 205 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 4: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID WEST HALF, 764.05 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE NORTH 89° 25' 30" EAST, 167.60 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 275.45 FEET AND CONCAVE, SOUTHWESTERLY, A DISTANCE OF 238.06 FEET, CHORD MEASURE; THENCE SOUTH 39° 22' EAST 14.15 FEET, THENCE SOUTHEASTERLY ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 114.06 FEET AND CONCAVE NORTHEASTERLY, A DISTANCE OF 100.90 FEET, MORE OR LESS, CHORD MEASURE TO THE NORTHWESTERLY LINE OF PREMISES CONVEYED BY WARRANTY DEED DATED MAY 20, 1946 AND RECORDED MAY 27, 1946 AS DOCUMENT NUMBER 590919, FROM GENE T. DYER AND HIS WIFE, TO DOROTHY T. JONES; THENCE NORTH 19° 20' EAST ALONG SAID NORTHWESTERLY LINE, 186.50 FEET, MORE OR LESS, TO THE CENTER LINE OF INDIAN CREEK AS SAID CENTER LINE WAS LOCATED ON AUGUST 26, 1948; THENCE WESTERLY AND NORTHERLY ALONG SAID CENTER LINE TO A POINT ON THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER, 603.05 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE, 161.0 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 5: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A

POINT ON THE WEST LINE OF SAID WEST HALF, 764.05 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 89° 25' 30" EAST 167.60 FEET; THENCE SOUTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 275.45 FEET AND CONCAVE SOUTHWESTERLY, A DISTANCE OF 238.06 FEET; CHORD MEASURE; THENCE SOUTH 39° 22' EAST 14.15 FEET; THENCE SOUTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 114.06 FEET AND CONCAVE NORTHEASTERLY A DISTANCE OF 100.90 FEET, MORE OR LESS, CHORD MEASURE, TO THE NORTHWESTERLY LINE OF PREMISES CONVEYED BY WARRANTY DEED DATED MAY 20, 1946 AND RECORDED MAY 27, 1946, AD DOCUMENT NUMBER 590919, FROM GENE T. DYER AND WIFE, TO DOROTHY T. JONES; THENCE SOUTH 19° 20' WEST ALONG THE NORTHWESTERLY LINE OF SAID DOROTHY T. JONES PROPERTY, 18.55 FEET TO A POINT WHICH IS SOUTH 72° 40' EAST 501.10 FEET FROM A POINT ON THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, WHICH IS 783.90 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 23° EAST 654.10 FEET TO A POINT WHICH IS 733.90 FEET EAST OF THE WEST LINE AND 1515.70 FEET SOUTH OF THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 67° EAST 410.0 FEET, MORE OR LESS, TO THE CENTER OF THE DES PLAINES RIVER AS CENTER WAS LOCATED ON SEPTEMBER 20, 1964; THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID DES PLAINES RIVER TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, 999.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE 715.20 FEET OF THE NORTH LINE OF THE SOUTH 4.30 CHAINS (283.80 FEET) THEREOF; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 4.30 CHAINS, 1331.0 FEET TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23 AND THENCE NORTH ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23, 1605.75 FEET TO THE PLACE OF BEGINNING EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF A LINE 1450.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE CENTER LINE OF MILWAUKEE AVENUE, ALL IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 6: LOT "A" IN LINCOLNSHIRE UNIT No. 6, BEING A SUBDIVISION IN SECTION 14 AND 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1956 AD DOCUMENT 992285, IN BOOK 34 OF PLATS, PAGE 70, IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 7: THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 283.8 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1331.25 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 541.2 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; A DISTANCE OF 493.0 FEET TO THE CENTER LINE OF THE DES PLAINES RIVER, THENCE SOUTHERLY ALONG THE CENTER LINE OF THE DES PLAINES RIVER, A DISTANCE OF 929.0 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2205.0 FEET TO THE PLACE OF BEGINNING EXCEPTING THEREFROM THAT PORTION LYING IN THE WEST HALF OF SAID NORTHWEST QUARTER, ALL IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 8: THAT PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE WEST QUARTER SECTION CORNER OF SAID SECTION 23; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, 528.7 FEET TO THE CENTER OF THE NORTH MILL ROAD (SO CALLED); THENCE SOUTH 64 1/4 DEGREES EAST ALONG THE CENTER OF SAID ROAD, 2470.2 FEET TO AN IRON BAR, THENCE SOUTH 24 1/4 DEGREES WEST ALONG THE CENTER OF THE WEST RIVER ROAD (SO CALLED), 70 FEET; THENCE SOUTH 71 DEGREES EAST 604.5 FEET TO AN IRON BAR IN THE CENTER OF THE ROAD TO LAKE FOREST, WHICH SAID BAR IS IN A LINE WITH THE CENTER OF SAID NORTH MILL ROAD CONTINUED; THENCE NORTH 64 1/2 DEGREES EAST ALONG THE CENTER OF SAID LAKE FOREST ROAD, 440.9 FEET TO A STAKE; THENCE NORTH 48 1/2 DEGREES EAST ALONG THE CENTER OF SAID LAST NAMED ROAD, 483.6 FEET, THENCE NORTH 7 1/2 DEGREES EAST ALONG THE CENTER OF SAID LAST NAMED ROAD, 462.1 FEET, THENCE EAST ON A LINE PARALLEL WITH THE EAST AND WEST QUARTER SECTION LINE, 1725 FEET TO THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 861.9 FEET TO THE EAST QUARTER SECTION CORNER OF SAID SECTION; THENCE WEST ALONG THE EAST AND WEST QUARTER SECTION LINE TO THE PLACE OF BEGINNING EXCEPTING THEREFROM THAT PART THEREOF,

DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, THENCE SOUTH ON THE EAST LINE OF SAID SECTION, 861.9 FEET; THENCE WEST ON A LINE PARALLEL WITH THE EAST AND WEST QUARTER SECTION LINE, 1729.2 FEET, THENCE SOUTH 6° 36' WEST 462.1 FEET; THENCE SOUTH 48 1/2° WEST 108 FEET, THENCE NORTH 4° 14' WEST 180.8 FEET TO THE CENTER OF THE DES PLAINES RIVER; THENCE NORTH 43° 14' WEST ALONG THE CENTER OF THE DES PLAINES RIVER, 54 FEET; THENCE NORTH 7° 5' WEST, 1179.5 FEET TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SAID SECTION 23; THENCE EAST ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SAID SECTION TO THE PLACE OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF NORTH MILL ROAD (SO CALLED) 2393.02 FEET SOUTHEASTERLY, AS MEASURED ALONG SAID CENTER LINE OF THE INTERSECTION OF SAID CENTER LINE AND THE WEST LINE OF SAID SECTION 23; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, A DISTANCE OF 1427.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID CENTER LINE, A DISTANCE OF 550.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 767.0 FEET, THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 40 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 190.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 86 DEGREES TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 675.25 FEET, THENCE SOUTHWESTERLY 963.40 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE CENTER LINE OF THE DES PLAINES RIVER.

ALSO EXCEPTING THEREFROM THAT PART OF SAID SOUTH HALF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF NORTH MILL ROAD, 2393.02 FEET SOUTHEASTERLY, AS MEASURED ALONG SAID CENTER LINE OF THE INTERSECTION OF SAID CENTER LINE AND THE WEST LINE OF SAID SECTION 23; THENCE NORTHWESTERLY ALONG SAID CENTER LINE A DISTANCE OF 1427.0 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID CENTER LINE A DISTANCE OF 550.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 767.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 40 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 190.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 86 DEGREES TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 591.3 FEET; THENCE NORTHWESTERLY A DISTANCE OF 1323.1 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 23; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 1430.4 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SOUTH HALF 528.7 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF THE NORTH MILL ROAD, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 966.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 9: THAT PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 764.05 FEET TO A POINT, SAID POINT FURTHER DESCRIBED AS NORTH 89° 25' 30" EAST A DISTANCE OF 1313.40 FEET FROM A POINT ON THE CENTER LINE OF MILWAUKEE AVENUE, WHICH IS SOUTHEASTERLY 813.60 FEET ALONG SAID CENTER LINE FROM THE INTERSECTION OF SAID CENTER LINE AND THE NORTH LINE OF SAID SECTION 22; THENCE SOUTH 89° 25' 30" WEST, A DISTANCE OF 101.8 FEET; THENCE NORTH 5° 5' 20" WEST A DISTANCE OF 262.00 FEET, MORE OR LESS, TO A POINT ON THE CENTER LINE OF INDIAN CREEK AS LOCATED ON AUGUST 26, 1948, SAID POINT BEING FURTHER DESCRIBED AS BEARING NORTH 51° 41' 30" EAST ALONG SAID INDIAN CREEK CENTER LINE, A DISTANCE OF 159.61 FEET FROM A POINT ON THE EAST LINE OF SAID SECTION 22, 603.05 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 22; THENCE NORTHEASTERLY A DISTANCE

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OF 519.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 10: THE EAST 466.00 FEET OF THE SOUTH 283.80 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 11: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 4.30 CHAINS (283.8 FEET) AND A LINE 1450.0 FEET NORTHEASTERLY OF AN PARALLEL TO THE CENTER LINE OF MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 454.4 FEET; THENCE SOUTHWESTERLY 439.6 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 4.30 CHAINS (283.8 FEET) OF SAID WEST HALF, SAID POINT BEING 448.8 FEET EAST OF THE WEST LINE OF SAID WEST HALF AS MEASURED ALONG SAID NORTH LINE; THENCE EASTERLY ALONG SAID NORTH LINE 171.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING , IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 12: THAT PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A STRIP OF LAND 25.0 FEET IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF NORTH MILL ROAD, 2393.02 FEET SOUTHEASTERLY, AS MEASURED ALONG SAID CENTER LINE OF THE INTERSECTION OF SAID CENTER LINE AND THE WEST LINE OF SAID SECTION 23; THENCE NORTHWESTERLY ALONG SAID CENTER LINE A DISTANCE OF 1427.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID CENTER LINE A DISTANCE OF 550.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING A N ANGLE OF 83 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 767.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 40 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 190.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 86 DEGREES TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 561.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE 29.81 FEET; THENCE NORTHWESTERLY A DISTANCE OF 1232.1 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 23; THENCE WESTERLY ALONG SAID NORTH LINE TO A DISTANCE OF 1016.0 FEET, MORE OR LESS, TO A POINT ON SAID NORTH LINE 414.4 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH HALF, AS MEASURED ALONG SAID NORTH LINE, THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 25.0 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID SOUTH HALF 1008.4 FEET; THENCE SOUTHEASTERLY 1208.3 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AND

PARCEL 13: THE SOUTH 4.30 CHAINS (283.8 FEET) OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 466.0 FEET AND THAT PORTION LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 4.30 CHAINS (263.8 FEET) OF SAID WEST HALF, 44.8 FEET EAST OF THE WEST LINE OF SAID WEST HALF AS MEASURED ALONG SAID NORTH LINE, THENCE SOUTHWESTERLY 285.4 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE SOUTH 4.30 CHAINS (263.8 FEET) OF SAID WEST HALF, 414.4 FEET EAST OF THE WEST LINE OF SAID WEST HALF, AS MEASURED ALONG SAID SOUTH LINE, IN LAKE COUNTY, ILLINOIS.

BEFORE

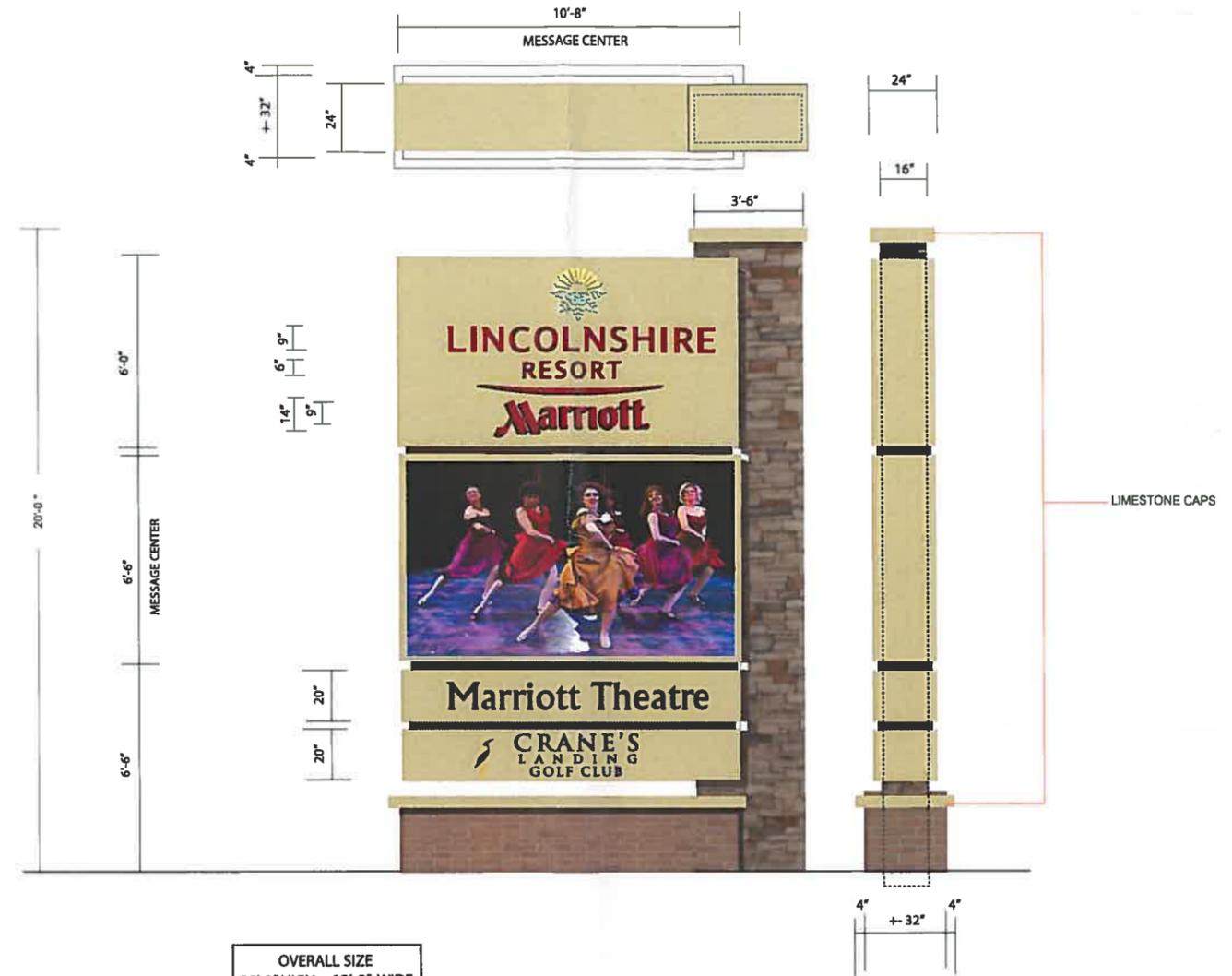
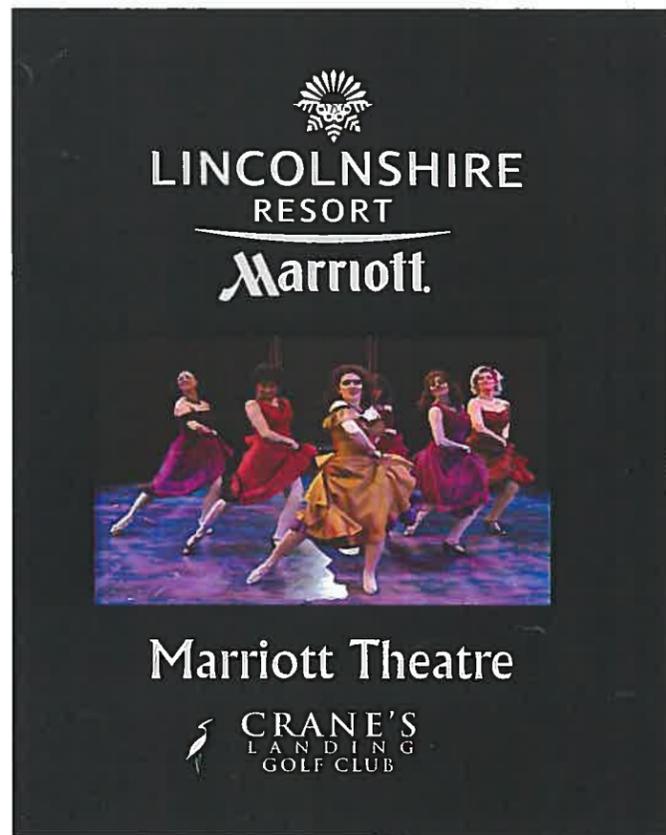


AFTER



MILWAUKEE AVE. ENTRANCE SIGN

Night View



OVERALL SIZE
20'-0" HIGH 12'-8" WIDE

DOUBLE FACE DISPLAY 3/8"-1'-0"

FABRICATED METAL CABINET PAINTED SHERWIN WILLIAMS # SW 2850
 WHITE PUSH THRU COPY AND LOGO W/ APPLIED PERFORATED VINYL TO FACES
 SUN- RGB 255 - 226- 147
 SNOW FLAKE - PMS # 324 BLUE
 COPY - PMS #7427 RED

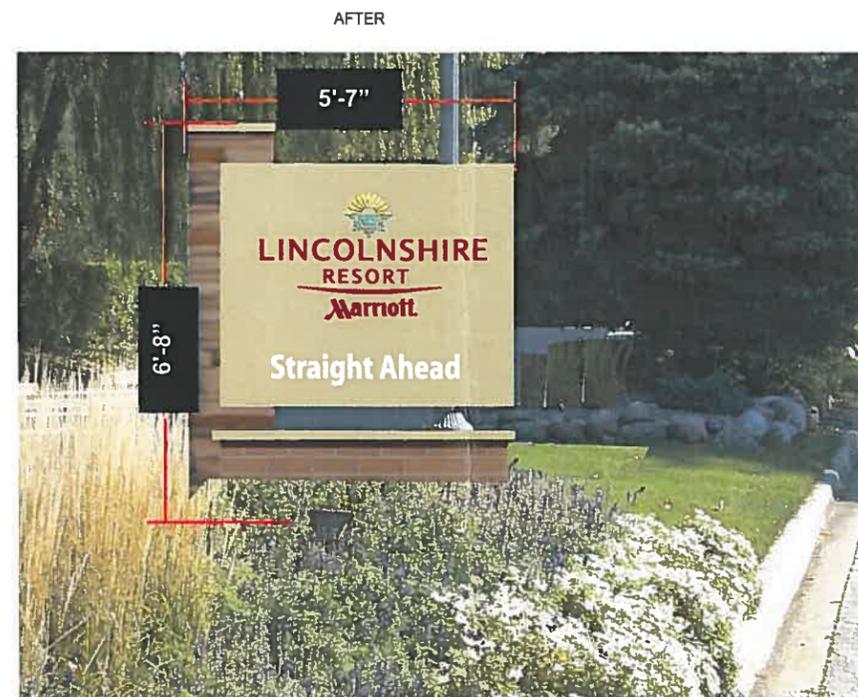
MARRIOTT THEATRE
 METAL FACE SHERWIN WILLIAMS # 2850 W/ PUSH THU PLASTIC COPY
 CRANE'S LANDING GOLF CLUB METAL FACE SHERWIN WILLIAMS 2850 W/ PUSH THU PLASTIC COPY
 W/ APPLIED PERFORATED VINYL TO FACES
 16MM LED FULL COLOR MESSAGE CENTER 112 X 192 MATRIX
 WWS RAINBOW CONTROLLER

THIN STONE COLUMN & PANEL BRICK PLANTAR W/ INTERLOCKING CORNERS

RECEIVED
 DEC - 1 2016
 VILLAGE OF LINCOLNSHIRE
 COMMUNITY DEVELOPMENT

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 COLOR PRINTS MAY NOT ACCURATELY REPRESENT SPECIFIED COLORS. FOR ACCURATE COLOR ASSESSMENT, REFER TO COLOR SPECIFICATIONS AND UTILIZE STANDARD VINYL AND PANTONE COLOR CHARTS.

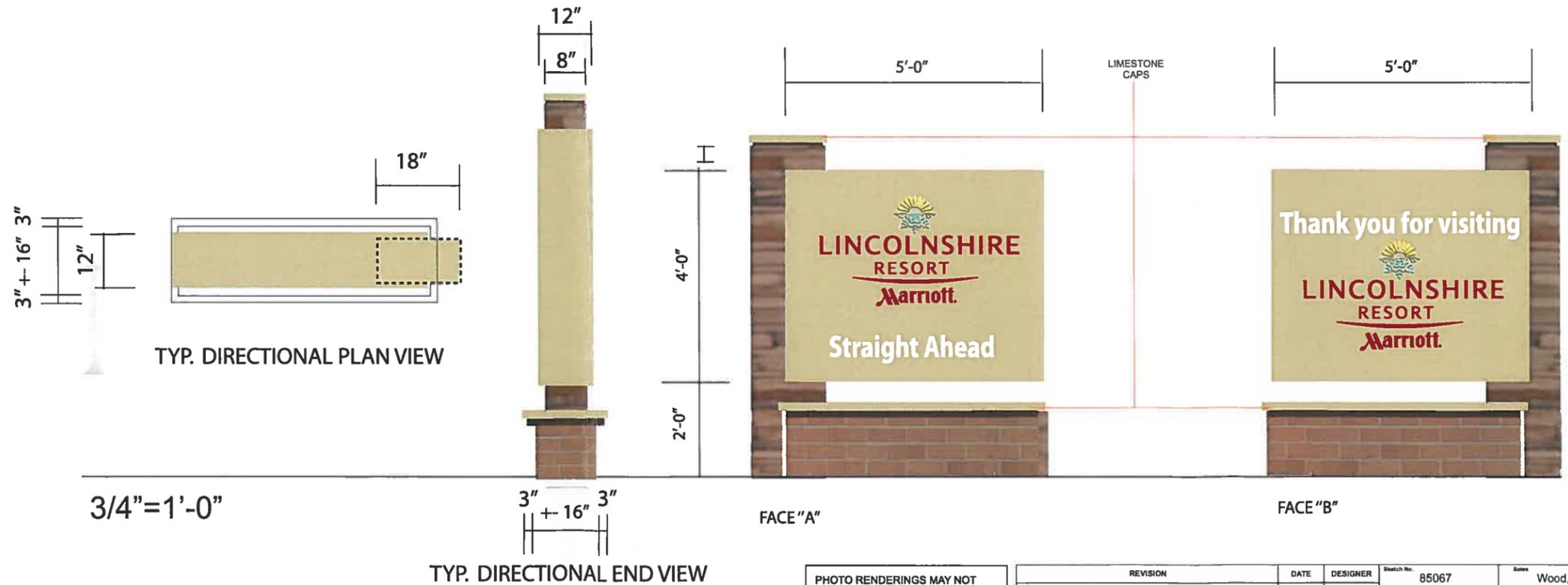
REVISION	DATE	DESIGNER	Sketch No.	Scale	Production No.
			85067	Wood, T.	
			Job Description		Date
			Marriott Lincolnshire Resort		9-8-10
				Scale	Noted
				Design	RB
			Location		Sheet No. of
			10 Marriott Drive		
			City	State	
			Lincolnshire	IL	



OVERALL SIZE
6'-8" HIGH 5'-7" WIDE

- #1 DOUBLE FACE
- INTERIOR ILLUM. METAL FACES W/ PLASTIC PUSH THRU COPY
- WHITE PUSH THRU COPY AND LOGO W/ APPLIED PERFORATED VINYL TO FACES
- FABRICATED METAL CABINET PAINTED SHERWIN WILLIAMS # 2850 W/ STUCCO TEX FINISH.
- SUN- RGB 255 - 226- 147
- SNOW FLAKE - PMS # 324 BLUE
- COPY - PMS #7427 RED
- THIN STONE COLUMN & PANEL BRICK PLANTAR W/ INTERLOCKING CORNERS**

D/F DIRECTIONAL SIGN #1



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COMMUNITY DEVELOPMENT

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COLOR PRINTS MAY NOT ACCURATELY REPRESENT SPECIFIED COLORS. FOR ACCURATE COLOR ASSESSMENT REFER TO COLOR SPECIFICATIONS AND UTILIZE STANDARD VINYL AND PANTONE COLOR CHARTS.

REVISION	DATE	DESIGNER	Sketch No.	Notes	Production No.
			85067	Wood, T.	
			Job Description: Marriott Lincolnshire Resort		Date: 9-8-10
					Scale: Noted
					Design: RB
			Location: 10 Marriott Drive		Sheet No. of
			City: Lincolnshire		State: IL.

BEFORE

AFTER

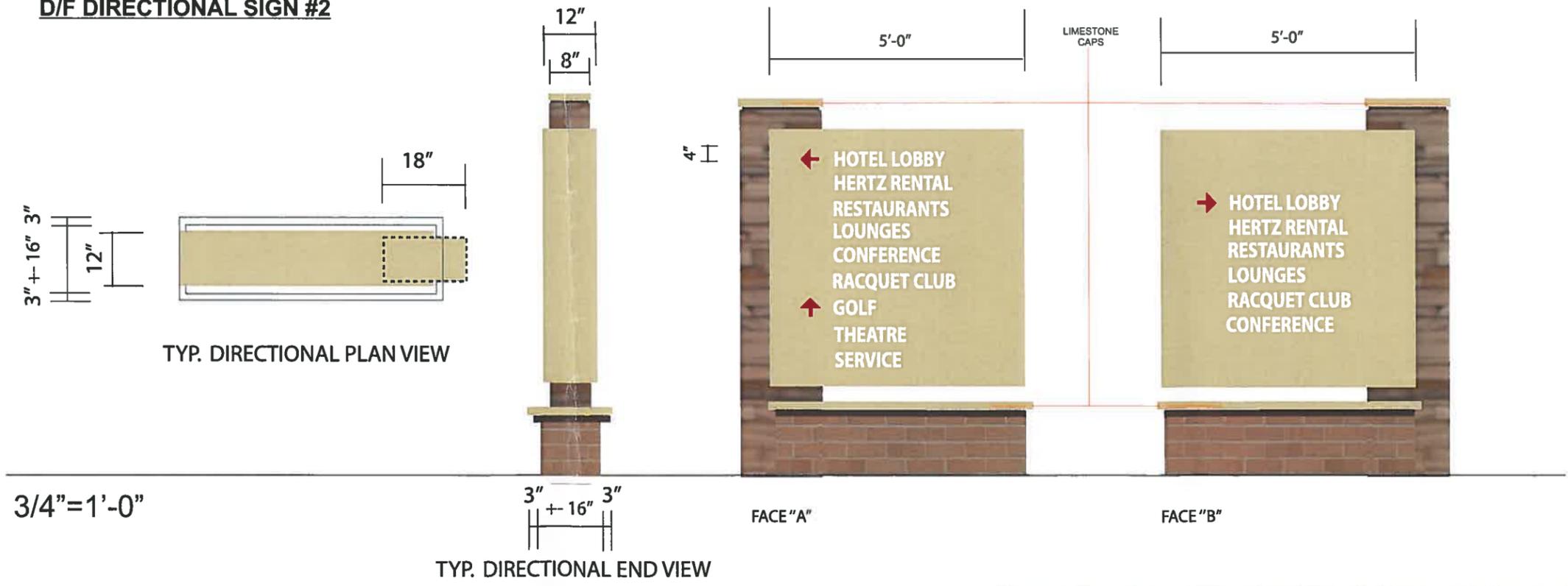


OVERALL SIZE
7'-8" HIGH 5'-7" WIDE

#2 DOUBLE FACE
INTERIOR ILLUM. METAL FACES W/ PLASTIC PUSH THRU COPY
W/ APPLIED PERFORATED VINYL
PAINTED SHERWIN WILLIAMS # 2850
**THIN STONE COLUMN & PANEL BRICK PLANTAR
W/ INTERLOCKING CORNERS**

D/F DIRECTIONAL SIGN #2

Night View



RECEIVED
DEC - 1 2010
VILLAGE OF LINCOLNSHIRE
COMMUNITY DEVELOPMENT

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COLOR PRINTS MAY NOT ACCURATELY REPRESENT SPECIFIED COLORS. FOR ACCURATE COLOR ASSESSMENT REFER TO COLOR SPECIFICATIONS AND UTILIZE STANDARD VINYL AND PANTONE COLOR CHARTS.

REVISION	DATE	DESIGNER	Sketch No.	Scale	Production No.
			85067	Wood, T.	
			Marriott Lincolnshire Resort		Date 9-8-10
					Scale Noted
					Design RB
			Location 10 Marriott Drive		Sheet No. of
			City Lincolnshire State IL.		

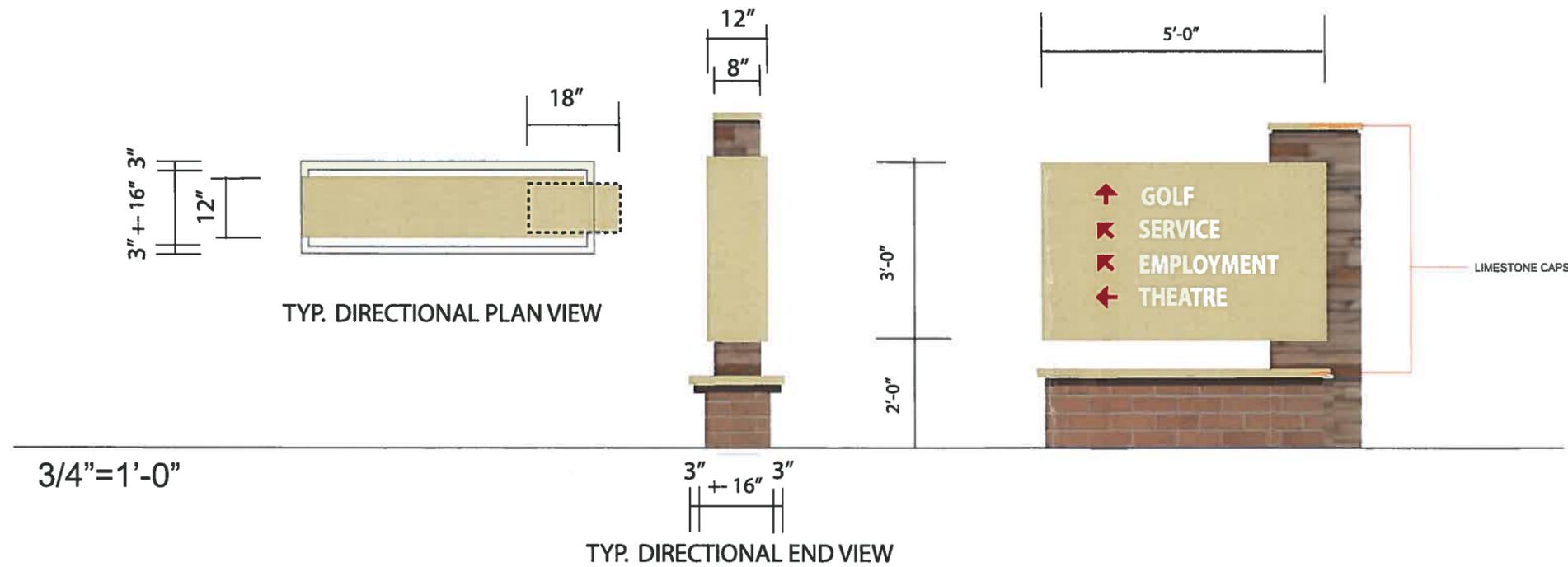


OVERALL SIZE
5'-8" HIGH 5'-7" WIDE

#3 SINGLE FACE

FABRICATED METAL CABINET PAINTED SHERWIN WILLIAMS # 2850
W/ STUCCO TEX FINISH W/ FLAT CUT OUT SINTRA COPY AND ARROWS
APPLIED REFLECTIVE VINYL TO ALL COPY
**THIN STONE COLUMN & PANEL BRICK PLANTAR
W/ INTERLOCKING CORNERS**

D/F DIRECTIONAL SIGN #3



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VILLAGE OF LINCOLNSHIRE
COMMUNITY DEVELOPMENT

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COLOR PRINTS MAY NOT ACCURATELY REPRESENT SPECIFIED COLORS. FOR ACCURATE COLOR ASSESSMENT REFER TO COLOR SPECIFICATIONS AND UTILIZE STANDARD VINYL AND PANTONE COLOR CHARTS.

REVISION	DATE	DESIGNER	Sketch No.	Scale	Production No.
			85067	Wood, T.	
			Marriott Lincolnshire Resort		Date 9-8-10
					Scale Noted
					Design RB
			Location 10 Marriott Drive		Sheet No. of
			City Lincolnshire State IL.		

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BEFORE



AFTER



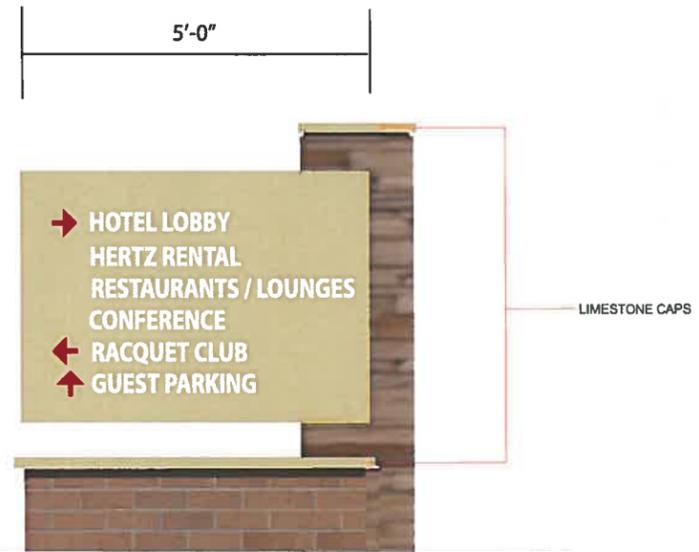
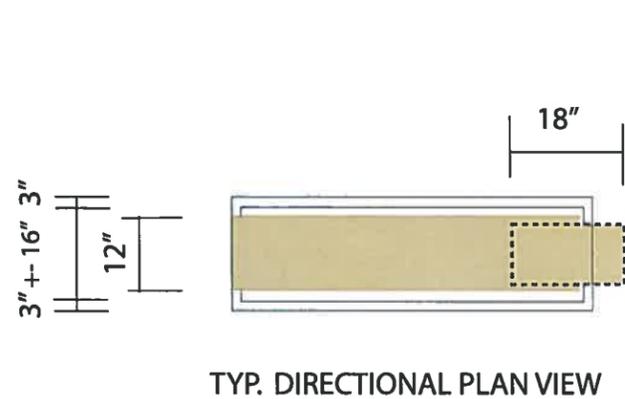
#5 SINGLE FACE

OVERALL SIZE
5'-8" HIGH 5'-7" WIDE

FABRICATED METAL CABINET PAINTED SHERWIN WILLIAMS # 2850
W/ STUCCO TEX FINISH W/ FLAT CUT OUT SINTRA COPY AND ARROWS
APPLIED REFLECTIVE VINYL TO ALL COPY

**THIN STONE COLUMN & PANEL BRICK PLANTAR
W/ INTERLOCKING CORNERS**

D/F DIRECTIONAL SIGN #5



3/4"=1'-0"

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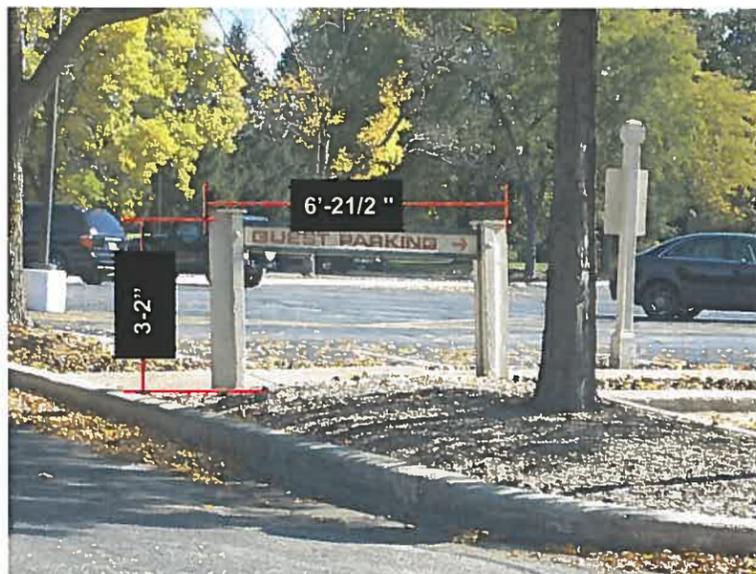
COLOR PRINTS MAY NOT ACCURATELY REPRESENT SPECIFIED COLORS. FOR ACCURATE COLOR ASSESSMENT REFER TO COLOR SPECIFICATIONS AND UTILIZE STANDARD VINYL AND PANTONE COLOR CHARTS.

REVISION	DATE	DESIGNER	Sketch No.	Site	Production No.
			85067	Wood, T.	
			Marriott Lincolnshire Resort		Date 9-8-10
					Scale Noted
					Design RB
			Location 10 Marriott Drive		Sheet No. of
			City Lincolnshire	State IL.	

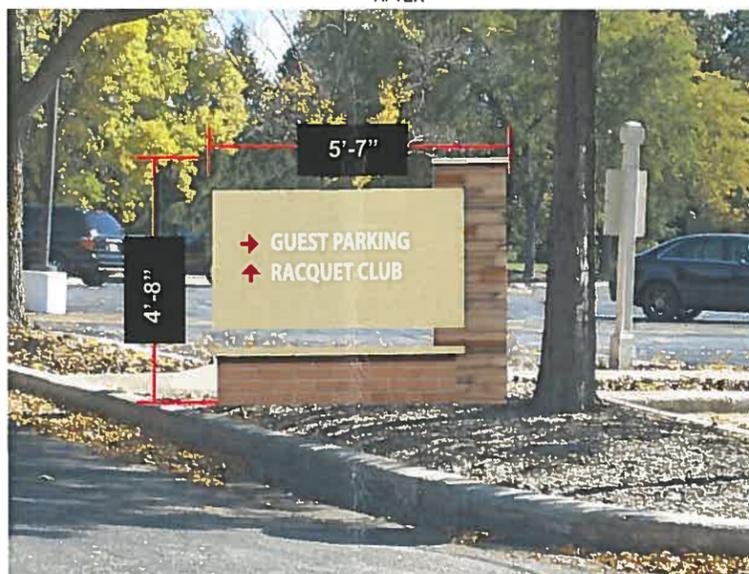
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WHITE WAY SIGN COMPANY
451 KINGSTON COURT MOUNT PROSPECT, IL. 60056 847/391-0200
FAX 847/391-0099

BEFORE



AFTER

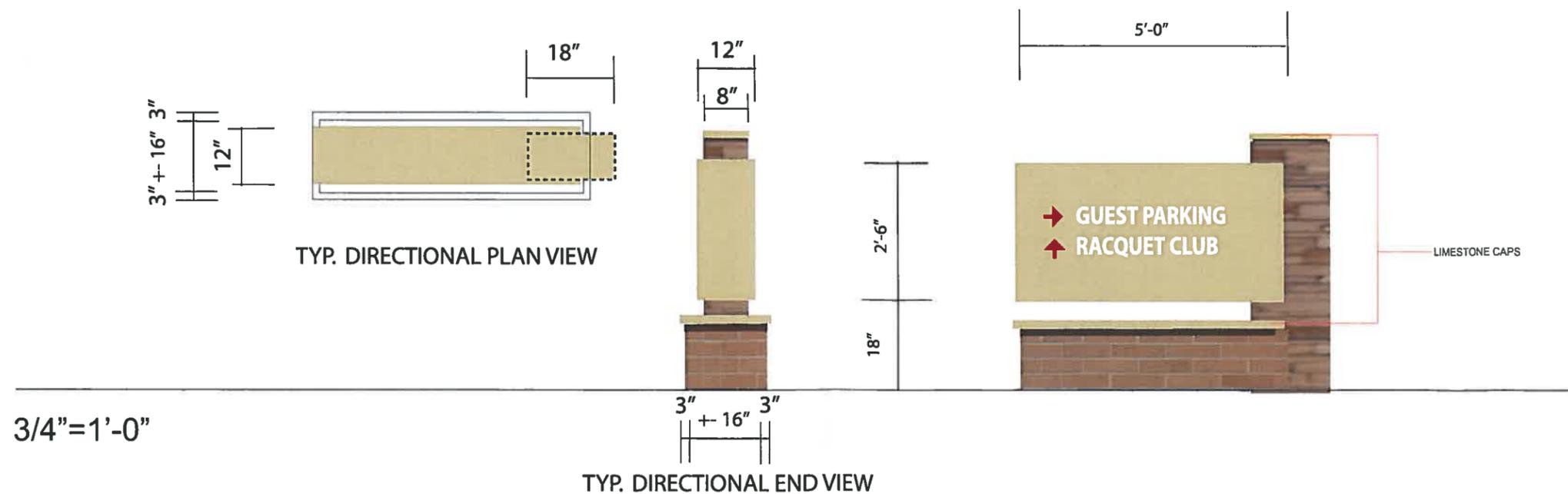


#6 SINGLE FACE

OVERALL SIZE
4'-8" HIGH 5'-7" WIDE

FABRICATED METAL CABINET PAINTED SHERWIN WILLIAMS # 2850
W/ STUCCO TEX FINISH W/ FLAT CUT OUT SINTRA COPY AND ARROWS
APPLIED REFLECTIVE VINYL TO ALL COPY
**THIN STONE COLUMN & PANEL BRICK PLANTAR
W/ INTERLOCKING CORNERS**

D/F DIRECTIONAL SIGN #6



3/4" = 1'-0"

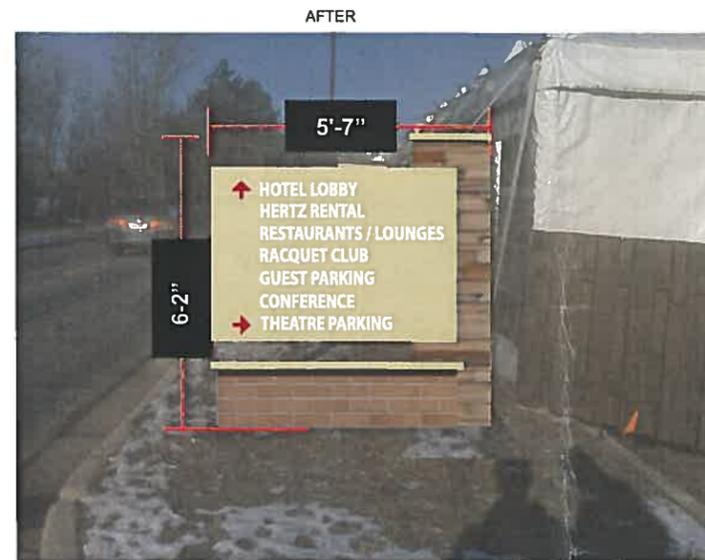
RECEIVED
DEC - 1 2010
VILLAGE OF LINCOLNSHIRE
COMMUNITY DEVELOPMENT

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COLOR PRINTS MAY NOT ACCURATELY REPRESENT SPECIFIED COLORS. FOR ACCURATE COLOR ASSESSMENT REFER TO COLOR SPECIFICATIONS AND UTILIZE STANDARD VINYL AND PANTONE COLOR CHARTS.

REVISION	DATE	DESIGNER	Sketch No.	Scale	Production No.
			85067	Wood, T.	
			Marriott Lincolnshire Resort		Date 9-8-10
					Scale Noted
					Design RB
			10 Marriott Drive		Sheet No. of
			Lincolnshire	State IL.	

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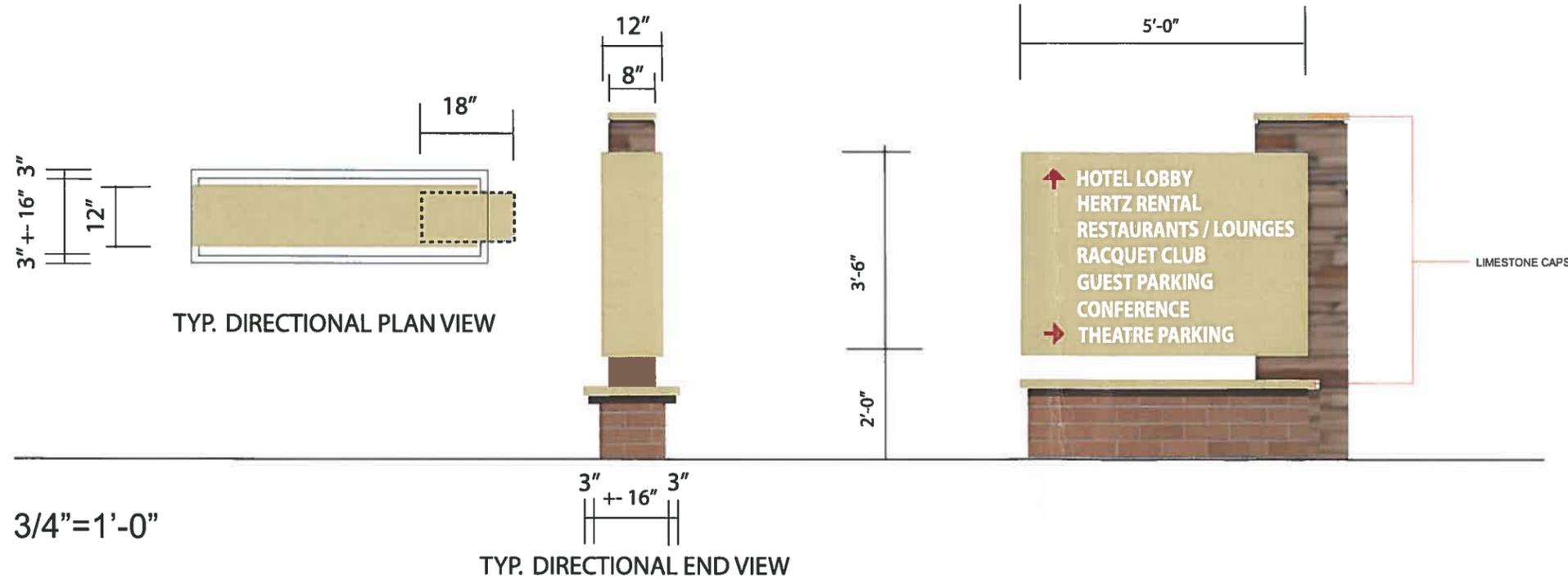


OVERALL SIZE
6'-2" HIGH 5'-7" WIDE

#4 SINGLE FACE

FABRICATED METAL CABINET PAINTED SHERWIN WILLIAMS # 2850
W/ STUCCO TEX FINISH W/ FLAT CUT OUT SINTRA COPY AND ARROWS
APPLIED REFLECTIVE VINYL TO ALL COPY
**THIN STONE COLUMN & PANEL BRICK PLANTAR
W/ INTERLOCKING CORNERS**

D/F DIRECTIONAL SIGN #4



3/4" = 1'-0"

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REVISION	DATE	DESIGNER	Search No.	Sales	Production No.
			85067	Wood, T.	
			Marriott Lincolnshire Resort		Date 9-8-10
					Scale Noted
					Design RB
			Location 10 Marriott Drive		Sheet No. of
			City Lincolnshire State IL		

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