



# Village of Lincolnwood Plan Commission

*Meeting*  
**Wednesday, April 1, 2015**  
**7:00 P.M.**

*in the*  
**Council Chambers Room**  
**Lincolnwood Village Hall - 6900 North Lincoln Avenue**

## Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**  
March 4, 2015 Meeting Minutes
4. **Case #PC-02-15: Public Hearing: Proposed Text Amendment**  
*(Continued from March 4, 2015, February 25, 2015, and February 4, 2015)*  
**Request:** Review for Possible Change the Definition Section and Fences and Natural Screening Section Concerning Open, Semi-Private, and Solid Fences; and the Bulk Regulations for Fences
5. **Case #PC-07-15: Public Hearing: Proposed Text Amendment – Lincolnwood Chamber of Commerce**  
**Request:** Review for Possible Change of Sign Requirements Concerning Signage on Street Lights within Public Rights-of-Way
6. **Workshop: Conceptual Plan Review: 6733 North Lincoln Avenue**  
**Description:** Proposal to Redevelop Subject Property with a Three-Story Mixed Use Development
7. **Next Meeting**
8. **Public Comment**
9. **Adjournment**



**DRAFT MEETING MINUTES  
OF THE  
PLAN COMMISSION  
MARCH 4, 2015 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL  
COUNCIL CHAMBERS  
6900 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712**

**MEMBERS PRESENT:**

Chairman Paul Eisterhold  
Irving Fishman  
Patricia Goldfein (arrived at 7:09 p.m.)  
Steven Jakubowski (arrived at 7:28 p.m.)  
Anthony Pauletto  
Mark Yohanna

**MEMBERS ABSENT:**

Don Sampen

**STAFF PRESENT:**

Aaron N. Cook, AICP, Community Development Manager

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

Chairman Eisterhold noted a quorum of four members and called the meeting to order at 7:03 p.m.

**III. APPROVAL OF MINUTES**

**Motion to approve** the February 4, 2015 Meeting Minutes was made by Commissioner Yohanna, and seconded by Commissioner Fishman as amended.

**Aye: Yohanna, Fishman, Pauletto, and Eisterhold**

**Nay: None**

**Motion Approved: 4-0**

**Motion to approve** the February 18, 2015 Joint Zoning Board of Appeals/Plan Commission Meeting Minutes was made by Commissioner Pauletto, and seconded by Commissioner Yohanna.

**Aye: Pauletto, Yohanna, and Eisterhold**

**Nay: None**

**Abstained: Fishman**

**Motion Approved: 3-0-1**

**Motion to approve** the February 25, 2015 Workshop Meeting Minutes was made by Commissioner Yohanna, and seconded by Commissioner Fishman as amended.

**Aye: Yohanna, Fishman, Pauletto, and Eisterhold**

**Nay: None**

**Motion Approved: 4-0**

**IV. Case #PC-03-15: Public Hearing: 6430 North Hamlin Avenue – Special Use**

Chairman Eisterhold swore in the Petitioners, Mr. Ira Piltz, Mr. Craig Frank, Mr. Simzha Frank, and Mr. Ari Shulman.

Mr. Cook presented the Special Use request for Hatzalah Chicago located at 6430 North Hamlin Avenue in the M-B Manufacturing/Business District. Hatzalah Chicago provides emergency medical response services. The property will be used to store and warehouse their ambulance equipment. Hatzalah Chicago seeks a Special Use to operate 24 hours a day. The Zoning Code requires a Special Use for any business operating before 7:00 a.m. and/or after 11:00 p.m. within 150 feet of a residentially zoned property. Staff was able to find nine Special Use requests pertaining to hours of operation since 1992.

Commissioner Yohanna asked if any letters were received for or against this Special Use request. Mr. Cook replied there were none.

Mr. Piltz, counsel for Hatzalah Chicago, stated that the entire operation is staffed by volunteers. The company is a duly registered nonprofit entity in the state of Illinois. Hatzalah provides rapid medical response services to residents of Lincolnwood, Skokie, and Chicago.

Mr. Simzha Frank stated that there will only be a couple of dispatchers at the facility. When a call is received, they arrive at the facility and respond via ambulance. There will be two ambulances at this facility, and no maintenance will be performed there. No sirens will be operated within 150 feet of the residential area.

When asked about their response time, Mr. Ari Shulman responded that their emergency medical technicians can be there 3-4 minutes before a responding 911 ambulance. They work in conjunction with 911 and are hooked up with their systems to relay information.

Mr. Simzha Frank additionally stated that their response time is 2-3 minutes. They have about 40 volunteers spread out among the three communities. All responding personnel are licensed EMTs. With regards to call volume, Mr. Frank responded that they average two calls a days during normal business hours, and approximately two calls a week during the overnight hours.

Chairman Eisterhold asked staff that if they decided to turn the facility into a bunkhouse, would that change the Special Use. Mr. Cook answered that a text amendment would be required. This use is categorized as indoor warehousing/storage. Any changes would require another Special Use. Mr. Piltz said that they have no plans to do that.

With regards to parking, they have 31 spaces available. They do not see more than two to four cars there at any one time.

Chairman Goldfein asked Mr. Piltz to explain their business practice. Mr. Piltz replied that a call is made to a dispatcher, which is then forwarded to a Hatzalah technician as well as the appropriate 911 service. Hatzalah is a private company and do not compete with 911. Mr. Frank explained that they are called directly due to quicker response times, religious reasons, especially on the Sabbath or holidays, or to transport to other hospital where medically appropriate. Their primary hospitals include Evanston Hospital, Skokie Hospital, and Northwestern Memorial Hospital.

Chairman Eisterhold asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing. Let the record show that no one came forward.

**Motion to approve** the Special Use request for an emergency medical facility service business at 6430 North Hamlin Avenue to operate 24 hours a day was made by Commissioner Pauletto, and seconded by Commissioner Fishman.

**Aye: Pauletto, Fishman, Goldfein, Jakubowski, Yohanna, and Eisterhold**

**Nay: None**

**Motion Approved: 6-0**

#### **V. Case #PC-04-15: Public Hearing: Proposed Text Amendment**

This Public Hearing is to approve the elimination of Section 7.11 and 7.12 of the Zoning Code in its entirety relating to the parking and storage of commercial and recreational vehicles. This matter has been discussed by different committees and commissions dating back to October 2013 with the Traffic Commission requesting the restrictions on boats, boat trailers, recreational vehicles, snowmobiles, livery vehicles and commercial vehicles on all residential streets and driveways.

Consequently, the question of how to regulate such vehicles was referred to the Plan Commission from the Committee of the Whole for a Public Hearing to eliminate these standards from the Zoning Code. This referral is not for the purpose of eliminating these regulations on commercial vehicles in its entirety, but rather to simply house all of the governing regulations in one place in the Municipal Code instead of having regulations in both the Municipal Code and Zoning Code. These regulations will cover both public and private parking.

When asked about the current standards already in place with regard to commercial or recreational vehicle parking, Mr. Cook answered that these are the standards that are being revisited with regard to commercial and recreational vehicles. Additionally, Commissioner Fishman said that these standards need to be enforced, otherwise they are meaningless.

All rules and regulations are under review relative to commercial and recreational vehicles. There have been no final determination; this is just a review. The only determination is that these standards should be placed in one area of the Municipal Code. While under review, they can be removed from the Zoning Code and moved to its new location. The verbiage will be the same until it is eliminated or changed. The Municipal Code is under the purview of the Village Board. Tonight's action gives the Village Board the authority to act on removing these Sections from the Zoning Code.

The Commissioners discussed the importance that there be no gaps in coverage of Section 7.11 and 7.12 until such time that the Village Board adopts the appropriate language.

Chairman Eisterhold asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing. Let the record show that no one came forward.

**Motion to recommend** to the Village Board that Sections 7.11 and 7.12 be eliminated from the Zoning Code upon such time that the Village adopts regulations replacing these with appropriate standards in the Municipal Code was made by Commissioner Fishman, and seconded by Commissioner Pauletto.

**Aye: Fishman, Pauletto, Goldfein, Jakubowski, Yohanna, and Eisterhold**

**Nay: None**

**Motion Approved: 6-0**

Chairman Eisterhold read into the record an open memo to the Village Board with regards to neighborhood appearance.

Commissioners Fishman, Pauletto, Yohanna, and Jakubowski joined Chairman Eisterhold in his open memo to adopt these provisions and to make every effort to have them enforced. A discussion ensued with regards to the placement and enforcement of garbage totes. Commissioner Jakubowski specifically commented on increasing the penalties for multiple violators.

#### **VI. Case #PC-05-15: Public Hearing: Proposed Text Amendment**

This proposed text amendment is consideration of a Residential Overlay Zone along Devon Avenue. Staff does not envision a true Overlay District be established along this section of Devon Avenue. Rather, this is a text amendment to the Land Use Table. This text amendment will establish residential units above first floor commercial as a Special Use. The area in question is generally between 3300-3520 West Devon Avenue in the B-2 General Retail District. At the present time, no residential uses are allowed in the B-2 District.

On October 21, 2014, the Committee of the Whole (COTW) reviewed a concept plan for a mixed-use development at the Whistler's Restaurant property at 3420 West Devon Avenue. The proposal included ground level commercial space with two floors of residential above. The COTW requested the Economic Development Commission (EDC) review residential uses along the Devon Avenue Corridor (McCormick Boulevard and Drake Avenue). A concept rendering was presented for review. The EDC reviewed current Village policies and plans from the Urban Land Institute and possible techniques to permit residential uses, if desired. The EDC found that allowing residential as part of a mixed-use development in the Devon Avenue Corridor could spur revitalization. The EDC specifically identified residential above ground level commercial space as preferable. The recommendation does not include senior housing, assisted living, etc.

By a vote of 7-0, the EDC forwarded a recommendation to the Village Board to allow, as a Special Use, residential units above ground level commercial within the Devon Avenue Corridor. The Village Board received and considered the recommendation of the EDC at the January 20, 2015 Village Board meeting. The recommendation was referred to the Plan Commission for a Public Hearing to consider upper level residential, as a Special Use, above first floor commercial within the Devon Avenue Corridor by a vote of 6-1.

When asked if the Whistler's property has been sold, Mr. Cook indicated he is aware of two parties interested in residential development. The reason this matter is before the Plan Commission is because the Village Board, in review of possible redevelopment, wanted to get the Plan Commission's opinion on what

residential uses may do for redevelopment within the larger Corridor. The Village Board thought there may be some merit to this redevelopment. A text amendment is needed before any specific developer on a specific property may propose a mixed-use development having a residential component.

Commissioner Goldfein asked Staff if it is appropriate at this time that the Plan Commission should regulate the height of these buildings, separate from general height requirements. Mr. Cook answered that the height requirement in the B-2 District is 38 feet or three stories. The Plan Commission needs to decide if residential is appropriate in this Corridor and if a residential development is unique enough that it should have its own height requirements.

Commissioner Jakubowski asked if this use is even appropriate for this area. Commissioner Jakubowski further stated that this is a single-family neighborhood and this is introducing a major change to the neighborhood.

Commissioner Fishman believes that this is the right direction to take. This retail stretch has suffered and is greatly underutilized. There has been no success in attracting retail into this area. The multi-family use has revitalized many adjoining communities.

Mr. Chris Dimas, owner of Whistler's Restaurant for the last 37 years, said the area needs to be updated and believes the redevelopment is going to attract other development.

Chairman Eisterhold mentioned the COTW heard a presentation relative to the streetscapes along Devon Avenue. The Village will be submitting an application for grant money. The Traffic Commission will schedule a Public Hearing regarding this subject with special notification provided.

Commissioner Jakubowski believes that this issue is being jammed through and adequate notice was not provided, given the fact that there is no one is present at tonight's meeting, even though notice was published in the *Lincolnwood Review*. He further believes that residents do not understand the ramifications of this type of development. He believes that every resident of east Lincolnwood should be notified and to present this to the Village Board without notifying the residents first is unfair. Building first floor commercial space does not guarantee success. More thought should be put into changing a business district into a residential district.

Chairman Eisterhold asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing. He asked that the record show that no one came forward.

**Motion to approve** a text amendment to the land use table which would be sufficient to allow consideration of residential units above first floor commercial, on the properties along Devon Avenue between McCormick Boulevard and Drake Avenue in the B-2 District, as a Special Use was made by Commissioner Pauletto, and seconded by Commissioner Yohanna.

**Aye: Pauletto, Yohanna, Fishman, Goldfein, and Eisterhold**

**Nay: Jakubowski**

**Motion Approved: 5-1**

## **VII. Case #PC-06-15: Public Hearing: Proposed Text Amendment**

This proposed text amendment is a discussion to review the parking regulations for multi-family residential uses to consider open-air guest parking standards. During the discussion of the Whistler's property

redevelopment, the EDC discussed at length the lack of open air or clearly identified and/or clearly found guest parking. Should there be standards placed on multi-family developments which require a certain number of open air guest parking.

Parking on the given property should accommodate, on average, the parking needs for residents and guests. Guests may not know where to go to find parking within the appropriately allotted parking spaces. If parking for all visitors, guests, and residents are within a secured garage, how do you know to go there or if you need to park somewhere else if you're a guest. Should the Village have a regulation that makes it obvious to them to know where to park.

Research of comparable communities shows that this is not a common thing. Only Skokie identifies the need for ten percent of required parking should be open air for elderly housing only. Des Plaines only requires directional signage. The discussion centers on whether open air parking should be regulated by the Zoning Code as a Special Use.

Commissioner Jakubowski believes multi-family developments should require additional spaces for guest parking. Commissioner Yohanna agreed with Commissioner Jakubowski and the Plan Commission should make a recommendation to the Village Board to have a Public Hearing on this issue.

The Commission discussed, at staff's urging, a specific requirement.

Chairman Eisterhold asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing. Let the record show that no one came forward.

**Motion to recommend** to the Village Board to establish ten percent of the required parking spaces to be open-air guest parking for multi-family developments was made by Commissioner Jakubowski, and seconded by Commissioner Yohanna.

**Aye: Jakubowski, Yohanna, and Eisterhold**

**Nay: Fishman, Goldfein, and Pauletto**

**Motion Failed: 3-3**

Staff indicated the Plan Commission could make a different motion on the matter as the last motion failed. The Commission declined to make another motion.

## **VII. Case #PC-02-15: Public Hearing: Proposed Text Amendment**

**Motion to continue** Case #PC-02-15 to the April 1, 2015 Plan Commission meeting was made by Commissioner Yohanna, and seconded by Commissioner Fishman.

**Aye: Yohanna, Fishman, Goldfein, Jakubowski, Pauletto, and Eisterhold**

**Nay: None**

**Motion Approved: 6-0**

## **VI. NEXT MEETING**

Chairman Eisterhold announced that the next Plan Commission meeting will be held on Wednesday, April 1, 2015.

**VII. ADJOURNMENT**

Hearing no further business, **motion to adjourn** was made by Commissioner Yohanna, and seconded by Commissioner Pauletto. Meeting adjourned at 9:20 p.m.

**Aye: Yohanna, Pauletto, Fishman, Goldfein, Jakubowski, and Eisterhold**

**Nay: None**

**Motion Approved: 6-0**

Respectfully Submitted,

Kathryn M. Kasprzyk  
Community Development Coordinator



# Plan Commission Staff Report

## Case #PC-02-15

April 1, 2015

*Continued from March 23, 2015, March 4, 2015,  
February 25, 2015, and February 4, 2015*

**Subject Property:** N/A (Text Amendment)

**Requested Action:** Text Amendment to the Zoning Code to review and modify and found necessary Article II and Article III of the Zoning Code, and any additional Article/Section of the Zoning Code that may be discovered during review of this case, relative to the definitions of open, semi-private, and solid fences and associated bulk regulations.

**Petitioner:** Village Board

### **Summary**

At the February 4, 2015 meeting, the Plan Commission requested additional pictures/images of certain fence types to assist in deliberating if the current restriction permitting only vertical fence boards is appropriate. Attached are images of louvered fences as well as horizontal shadow box fences.

At the February 4<sup>th</sup> meeting, the Plan Commission expressed a desire to allow flexibility within the design of fences. In considering the intent of allowing semi-private fences, staff raises the following:

- What is the key component of a semi-private fence?
  - Allowing a view through the fence at a certain angle?
  - Allowing light and air through the fence?

If the desire for semi-private fences to allow a view through at a certain angle; the vertical board requirement is the simplest and easiest way to regulate/achieve such a fence design.

If the desire is to allow light and air through the fence, eliminating the vertical board requirement would allow for greater flexibility in fence design such as louvered and horizontal shadow-box fences.

Staff has prepared a draft text amendment for consideration.

“FENCE, SEMIPRIVATE or SEMIPRIVATE FENCE A fence which is not a solid fence nor an open fence. ~~These types of fences are~~ **Examples of this fence type are shadow box and louvered fences.** ~~restricted to board on board fence (also known as "shadow box types"). The open space between vertical fence boards shall not exceed 85% of the width of the boards on the same side of the fence.”~~

*Below, for reference is the summary that was sent for the February 4, 2015 Plan Commission meeting.*

In considering a Variation request at 6529 North Central Park Avenue, the ZBA recommended to the Village Board that the Zoning Code should be reviewed and possibly amended to clarify fence definitions and regulations. More specifically, the ZBA determined that the existing language of the Zoning Code is unclear concerning the definition of semiprivate fence. The ZBA generally believed language improvements to the definition section should be made to improve clarity of the regulation.

Below is the definition of semiprivate fence with staff’s notes on four different portions of the definition which result in a lack of clarity.

*“FENCE, SEMIPRIVATE or SEMIPRIVATE FENCE A fence which is not a solid fence nor an open fence<sup>1</sup>. These types of fences are restricted to **board-on-board fences<sup>2</sup>** (also known as "shadow box types"). The open space between **vertical fence boards<sup>3</sup>** shall **not exceed 85% of the width of the boards on the same side of the fence<sup>4</sup>**.”*

- (1) Generally poor practice in a definition to define the word/term by establishing what the word/term is not. Staff recommends this be eliminated from the definition.
- (2) The term **board-on-board** is used inconsistently within the fence industry. However, based on staff’s review of local and national companies, **board-on-board fences** are often of a solid design. There are no gaps between boards which creates a solid design. To include these types of fences as semiprivate is confusing and potentially contradictory to other fence regulations.

The Village allows open, semiprivate, and solid fences in different locations with open fences generally permitted in all instances in side and rear yards and solid fences being largely prohibited. Village fence regulations provide locational exceptions for solid fences identified by Section 3.13(11)a. These exceptions where solid fences are allowed are:

- 1) Immediately surrounding and enclosing recreational water tub or swimming pool;
- 2) Abutting an alley;
- 3) Abutting a lot in a business district;
- 4) Abutting a lot in a residential district used for nonresidential uses; and
- 5) In a rear or side yard along a lot line which abuts a lot in a manufacturing district.

- Given the restrictions on solid fences, staff believes including a reference to board-on-board fences within the definition of a fence type that is not as restricted. If the Plan Commission concurs with staff's determination, staff recommends that references to board-on-board fences as an example of a semiprivate fence should be eliminated.
- (3) Vertical fence boards greatly restrict the design of a semiprivate fence. Staff is not aware of any specific purpose behind regulating the orientation of the boards.
  - (4) Staff is unsure how to determine compliance with this regulation as drafted. The standard establishes a maximum open space between boards which is counterintuitive if the regulation is trying to ensure minimum open space and avoid solid fences.

### **Staff Research**

Attached to this staff summary is a memorandum from Ryan Johnson, Community Development Intern, which summarizes several areas of research. Staff was unable to find any references regarding the legislative history of developing the current semiprivate fence definition. Based on a review of ten neighboring communities, Lincolnwood is the only community that defines three different fence styles/designs (open fence, semiprivate fence, and solid fence).

### **Conclusion**

The Plan Commission has been referred this Public Hearing to consider fence definition and regulations, beginning with the definition of semiprivate fences. The Plan Commission, at their February 4<sup>th</sup> meeting will review and consider the ambiguity of the current semiprivate fence definition and provide comment on the issues raised. Based on this discussion, it is likely the meeting will need to be continued to provide staff an opportunity to revise text and review other fence sections/regulations to ensure consistency with directed changes.

### **Attachments:**

1. Images of Louvered Fences
2. Images of Horizontal Shadow Box Fences
3. Images of Shadow Box and Board-on-Board Fences
4. Memorandum from Ryan Johnson (revised 1/30/15)
  - a. "Fence Style Definitions in Neighboring Communities" Spreadsheet
  - b. A Better Fence Construction Company's "Wooden Fence Designs" Webpage
  - c. Lowe's Board-on-Board Fence Panel at Company's Webpage
  - d. Home Depot Board-on-Board Fence Panel at Company's Webpage

























## Shadow Box Fencing

Shadow box fencing provides a very sharp looking alternative to a standard stockade fence, however it is only semi-private. Others walking or driving by can see partially through your shadowbox fence to the backyard.



The limited privacy is often not an issue for many people since their property is shared with friendly neighbors who are more concerned about protecting your property as well. Plus, from the front, there is usually limited to no view of the back yard.



### Decorative Privacy Fence

This is a board on board privacy fence design. This is a decorative privacy fence that looks very attractive, provides absolute privacy, and is slightly cheaper than the Shadowbox Fence.

If you click on the headings they will take you to more pictures of these types of fencing, and the options available.





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## MEMORANDUM

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To: Aaron Cook, Development Manager

From: Ryan Johnson, Community Development Intern

Date: October 3, 2014 (1/30/2015 Revision)

Re: Summary of Semi-Private Fence Information

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### **Background**

The Village of Lincolnwood's zoning code includes definitions of Open, Solid and Semi-Private fence styles. Staff compared these definitions to the fence definitions utilized by neighboring communities. Staff also researched the terminology that fence contractors and home centers use in relation to fences fence styles. Staff has concluded that the terminology and definitions that organizations use to describe fencing styles varies widely. In light of this, Lincolnwood's Semi-Private Fence zoning definition could be considered ambiguous.

### **Semi-Private / Board-On-Board / Shadow box Fence Definitions**

Lincolnwood's Semi-Private Fence definition reads:

“A fence which is not a solid fence nor an open fence. These types of fences are restricted to board-on-board fences (also known as "shadow box types"). The open space between vertical fence boards shall not exceed 85% of the width of the boards on the same side of the fence. [Amended 6-3-2014 by Ord. No. 2014-3102]”

Staff researched the history of this definition and found that this it went into effect in May of 2003. Staff researched meeting minutes from the Plan Commission, CORB and Village Board meetings that led to Ordinance 2003-185. This is the ordinance which included the Semiprivate Fence definition for the first time.

Of the 30 public hearings that the Plan Commission considered the fence item, only 16 meeting minutes documents could be found. Nothing in these meeting minutes referenced discussions about fence definitions. Staff could not find any notes related to semi-private fences whatsoever. The discussions found in the meeting minutes primarily focused on the height and security aspects of fencing.

### **Neighboring Community Fence Definitions**

Staff has researched the zoning code of 10 neighboring communities and found that they do not have definitions for semiprivate, board-on-board or shadow box style fencing. Glenview's fence section does mention that board-on-board fencing is considered finished on both sides, but provides no definition for this style of fence.

Five of the 10 neighboring communities do not define open or solid fences, which Lincolnwood's zoning code does. Evanston regulates fences based on percentages of opacity. Glenwood and Des Plaines similarly define their requirements by percentage of fence that is considered 'open.'

### **Fence Industry Definitions**

Staff investigated fence definitions on the Internet and contacted Tru-Link at Skokie to find common definitions for semi-private, board-on-board or shadow box fence styles. On September 25<sup>th</sup>, 2014 Steve Schneider, a sales representative for Tru-Link, explained to staff that board-on-board is not synonymous with the shadow box style. He explained that board and batten style is also board-on-board, but it is a solid privacy fence, without any gaps between boards.

Staff looked at other contractors' fence offerings on the Internet and found that some contractors do define board-on-board as synonymous with shadow box style, while others do not. Home Depot uses the term "Alternate Board" instead of shadow box. Furthermore, Home Depot and Lowe's stores both offer privacy fencing described as "board-on-board." These fences conflict with Lincolnwood's Semi-Private Fence definition because they are not a "shadow box type" fence.

### **Recommendations**

Staff recommends that the definition of "Semi-Private Fence" in Lincolnwood's zoning code be reviewed and altered so that the term 'board-on-board' will no longer be included in the definition. The current definition conflicts with terminology that many fence contractors and home improvement stores commonly utilize.

### **Attachments**

1. "Fence Style Definitions in Neighboring Communities" spreadsheet
2. The definitions and fence sections of 10 Neighboring Communities
3. A Better Fence Construction company's "Wooden Fence Designs" webpage
4. Lowe's board-on-board fence panel at company webpage
5. Home Depot board-on-board fence panel at company webpage

## Fence Style Definitions in Neighboring Communities

Ryan Johnson 10/3/2014

Municipality:	Fence Definition	Open fence Definition	Solid Fence Definition	Semi-Private Definition	Notes:
Lincolnwood	X	X	X	X	Includes Semiprivate Fence definition. Semiprivate fences are synonymous with shadowbox and board-on-board styles.
Skokie	X				Simple definition of "Fence". Could not find any style regulations for residential districts.
Morton Grove	X		X		Definition: solid fence "effectively obstructs view from adjoining properties, streets, alleys, or public ways." Unclear from code what a shadowbox fence would be considered, because it is possible to see through one at an angle.
Glenview	X				Fence code references board-on-board and solid fences, but there are no definitions of these styles. Fences at side yards must be "at least 50 percent open." Code does not address shadowbox fencing.
Evanston	X				Definitions include "Fence Opacity". Intricate fence section includes drawing of fences. Code regulates opacity, for example, "maximum fence opacity of seventy percent" It appears that shadowbox fences would be considered a fence that has 100% opacity.
Wilmette	X	X	X		Less than 50% open space is a solid fence; more than 50% open is an open fence. The definitions are measured at "eye level at a position perpendicular to the fence", which means implies that shadowbox fences are considered a solid fence style.
Park Ridge	X	X	X		A solid fence is defined as a fence made entirely of opaque materials, which can be ambiguous. Open fences are at least 50% open space. Unclear from code what a shadowbox fence would be considered.
Niles	X		X		A solid fence, per the zoning definition, "effectively conceals" the adjoining property. A shadowbox fence would not do that. The fence section defines "Fence" as having, over its entirety at least 70% of its surface area open space, viewed perpendicular to the fence. These two definitions seem to exclude shadowbox fences.
Des Plaines					No fence definitions. The fence section regulates that certain fences be "at least fifty percent open "see-through" area of uniform distribution".
Winnetka					Could not locate any fence style regulations in their code. Most regulations are regarding height.
Highland Park	X	X	X		Code definitions describe an open fence as having 50% of "open air spaces" per square foot, which afford a direct view through the fence. The definitions describe a solid fence as having no open breaks and conceals activities from adjoining properties. Fence section also includes definitions of open and solid fences, which conflict with the previous definition. The fence section stipulates that a solid fence is less than 60% apertures; an open fence is more than 60% apertures.

Home

Fencing Types

Wooden Fence

Wooden Designs

Chain Link

Our Materials

Metal Fence Posts

Do It Yourself

Build a Wood Fence

About Us...

Us vs. Them

About Us

Reviews and Raves

Request Estimate

## Attractive Wooden Fence Designs

We showcase here our most recent, attractive Wooden Fence Designs we've installed and constructed including Absolute Privacy designs.

### Semi-Private Designs

#### Shadow Box Fencing

Shadow box fencing provides a very sharp looking alternative to a standard stockade fence, however it is only semi-private. Others walking or driving by can see partially through your shadowbox fence to the backyard.



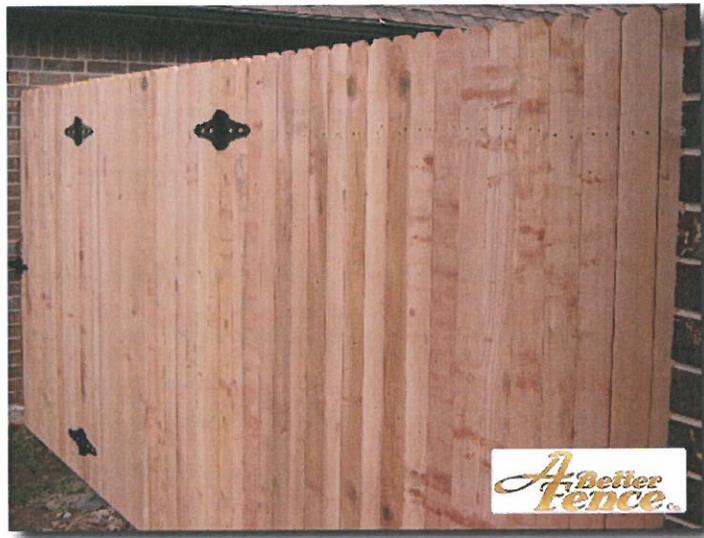
The limited privacy is often not an issue for many people since their property is shared with friendly neighbors who are more concerned about protecting your property as well. Plus, from the front, there is usually limited to no view of the back yard.

#### Solid Board Wooden Fence Design

Solid Board fence is exceptionally cost effective and useful in providing excellent privacy. Pickets are nailed to the back rails with galvanized nails.

**Mobile Phones:**

Touch to Call: **202-8580**  
or touch the phone number below on main pages.



Also, check out our #1 selling fence design, the:

[7/8" x 6" Solid Board Western Red Cedar Privacy Fence](#)



### Absolute Privacy Fence Styles

The "Absolute" privacy fence designs allow for absolutely no viewing through the pickets. Those here are 2-sided solid board design and board on board.

We use the term "absolute" to convey the fact that basically no one could peak anywhere through your fence!

#### 2-sided Solid Board Privacy Fence Design

We completed a 2 sided solid board privacy fence where the pickets are installed on both side for aesthetic purposes.

This is a picture of only the backside of the fence. The front looks exactly the same. Postmaster inline posts were used to create a true good neighbor fence.

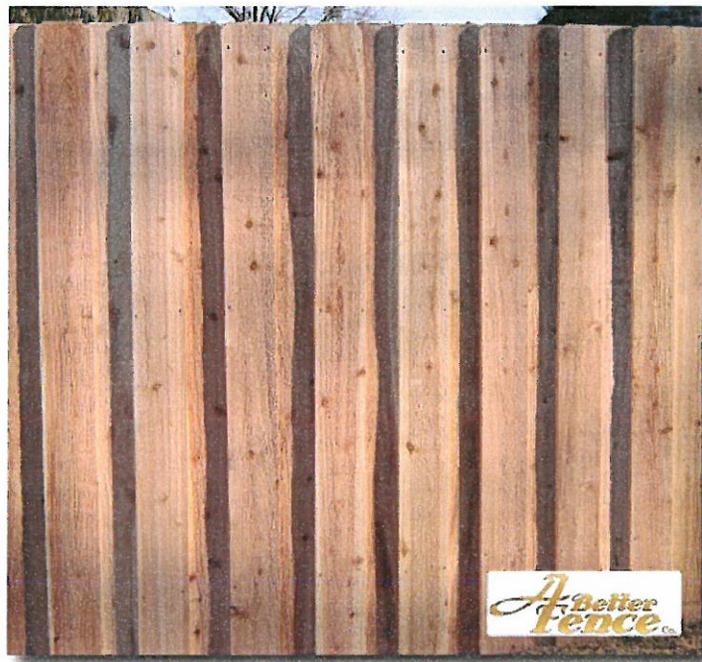


---

### Decorative Privacy Fence

This is a board on board privacy fence design. This is a decorative privacy fence that looks very attractive, provides absolute privacy, and is slightly cheaper than the Shadowbox Fence.

If you click on the headings they will take you to more pictures of these types of fencing, and the options available.



---

### Decorative Privacy Fence with Full Trim

This is the board on board, decorative privacy fence with full trim added. The trim usually includes:

2"x6" inch rough cedar top cap, and

1"x2" inch cedar trim piece.

We get many compliments from this decorative type.



Even the backside of this style of fence looks pretty. We really like the board on board design and so do our customers. They get lots of compliments from their neighbors too.

The connection was



[Return HOME from Wooden Fence Designs](#)

202-8580



We are an Oklahoma City Fence Company serving the cities and communities of Edmond OK, Oklahoma City OK, OKC, Moore OK, Norman OK, Yukon OK, Del City OK, Midwest City OK, Mustang OK, Newcastle OK, Bethany OK, Choctaw OK, Warr Acres, Nichols Hills, The Village, Piedmont, and more in Oklahoma. 73139



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Home: Wood Fencing Pressure Treated Board on Board 6' x 8' Panel ACQ

Print



Your Store: Chicago, IL

Store Info Change Store



Enlarged Image

### Wood Fencing Pressure Treated Board on Board 6' x 8' Panel ACQ

Item #: 5017 | Model #: 5017

★★★★★ Be the first to write a review!

\$47.97

Share



Tweet

+1 0

Description

Reviews

Community Q&A

Got an update or addition to this product's details? Share it here.

Pressure Treated Board on Board 6' x 8' Panel ACQ

- 5/8" x 6' picket
- 6' x 8' panel for faster and easier installation
- Pressure treated for durability
- Doubled nailed pickets and backer rails
- Quality privacy fence

**FREE Store Pickup**  
Check Availability

**Lowe's Truck Delivery**  
Your order will be ready for delivery to you from your selected store.

**Parcel Shipping**  
**Unavailable for This Order**  
Sent by carriers like UPS, FedEx, USPS, etc.

Wood Fencing Pressure Treated Board on Board 6' x 8' Panel ACQ \$47.97

**Subtotal: \$47.97**

**Check Availability +**

★ Save Item

🕒 Set a Reminder

Go to Your Account

Maximize your HomeDepot.com experience. Let us use your location to find your nearest store.

YES

NOT NOW

Close x

More saving.  
More doing.Your Store:  
Randhurst #1913 (Change)

Tool &amp; Truck Rental

Installation Services and Repair

Gift Cards

Help

Model # 105819 | Internet # 202093942

## 6 ft. x 8 ft. Pressure-Treated Pine 4 in. Board-on-Board Fence Panel

★★★★★ (2)

[Write a Review](#)[Questions & Answers \(1\)](#)

### PRODUCT OVERVIEW

Model # 105819 | Internet # 202093942

The 6 ft. x 8 ft. Pine Board-on-Board Pressure-Treated Fence Panel is constructed of sturdy yellow pine and can add natural beauty to your home, yard and garden. Its natural wood finish is stainable and paintable, and the wood itself is pressure-treated for long-life. Each section comes fully assembled, and installation is easy.

California residents: see [Proposition 65 information](#)

- Made from pine
- Board-on-Board style fence
- Double-nailed pickets
- Fully assembled for easy installation
- Note: Product may vary by store

### SPECIFICATIONS

Actual backer rail length (in.)	96	Actual backer rail thickness (in.)	1.5
Actual backer rail width (in.)	2.625	Actual panel height (in.)	72
Actual panel thickness (in.)	1.9	Actual panel width (in.)	96
Assembled Depth (in.)	2.75 in	Assembled Height (in.)	72 in
Assembled Width (in.)	96 in	Color Family	Brown
Commercial/Residential Use	Commercial / Residential	Contact Type Allowed	Above Ground
Fence Application	Privacy, Security	Fencing Product Type	Wood Fence Panels
Manufacturer Warranty	See store for details	Material	Wood
Nominal backer rail length (in.)	96	Nominal backer rail thickness (in.)	2.0
Nominal backer rail width (in.)	3.0	Nominal panel depth (in.)	3
Nominal panel height (ft.)	6	Nominal panel width (ft.)	8
Number of pickets for panels	29.0	Number of rails for panels	3.0



# Plan Commission Staff Report

Case #PC-07-15

April 1, 2015

**Subject Property:** N/A (Text Amendment)

**Requested Action:** Text Amendment to Article XI Section 11.05(25), Section 11.06(4), Section 11.06(13), and Section 11.10(1) to modify the sign requirements for signs within the public right-of-way and off-premises advertising signs for the purposes of permitting street pole banner signs.

**Petitioner:** Lincolnwood Chamber of Commerce and Industry

## **Summary**

The Lincolnwood Chamber of Commerce and Industry is requesting it be allowed to install banners on streetlights on Touhy Avenue, from Crawford Avenue to McCormick Boulevard. The Chamber would utilize these banners as a revenue enhancement by selling advertisement on the banners to Lincolnwood businesses.

The street light banner program would be an annual program that would provide Lincolnwood businesses, that are in good standing with the Chamber, the opportunity to advertise on street light banners. The Chamber would be responsible for receiving and placing all banner orders. The Chamber would also have a contractor who is responsible to installing the banners on the street lights as well as maintenance. This contractor would name the Village as an additional insurer on their liability insurance.

The Public Works Department would assist the Chamber with identifying if banners are in need of maintenance and would contact the Chamber to coordinate the needed repairs/replacement. Public Works would also provide emergency assistance in the event that a banner was in need of removal due to disrepair.

The Zoning Code currently prohibits off-premises signs and signs within the public right-of-way. The Chamber program requires an amendment to the Zoning Code to allow for these banners as they are off-premises signs and located within the public right-of-way.

A similar process and amendment was approved by the Village Board on March 17, 2011 to allow for advertising signs within bus shelters in the public right-of-way.

This matter was referred to the Plan Commission for public hearing by the Committee of the Whole at their February 17, 2015 meeting. It is anticipated that Jacqueline Boland, Executive Director of the Lincolnwood Chamber of Commerce and Industry, will be present at the April 1, 2015 Plan Commission meeting.

Attached is a proposed text amendment prepared by the Village Attorney. The matter for deliberation by the Plan Commission is the necessary text amendment to permit signage on street lights and not a review of any specific banner and/or design.

**Attachments:**

1. Text Amendment Application
2. Draft Zoning Ordinance Text Amendments – Right-of-Way Banner Signs
3. Chamber of Commerce Street Light Banner Program Map



VILLAGE OF LINCOLNWOOD  
Community Development Department

Public Hearing Application  
Text Amendment

PETITIONER INFORMATION

Name: Lincolnwood CHAMBER OF COMMERCE AND INDUSTRY  
Address: 4433 W Touhy Ave, Mezzanine level, LW, 60712  
Telephone: (847) 679-5760 Fax: ~~847~~ 660-8131 E-mail: info@lincolnwoodchamber.org

Property Owner(s): (if different from Petitioner)

Name: (List all Beneficiaries if Trust) \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ E-mail: \_\_\_\_\_

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Lincolnwood Chamber of Commerce & Industry  
Address: 4433 W Touhy Ave mezzanine level LW  
City, State, Zip: Lincolnwood, IL 60712

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge, and that I have vested in me the authority to execute this application.

PROPERTY OWNER:

Signature \_\_\_\_\_  
VILLAGE OF LINCOLNWOOD  
Print Name  
Date \_\_\_\_\_

PETITIONER: (if Different than Property Owner)

Jaqueline Boland  
Signature  
Jaqueline Boland  
Print Name  
3/26/2015  
Date

## REQUIRED ATTACHMENTS \*

Check Required Documents:

Proposed Text Amendment Language 

*\*The above document is required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

## TEXT AMENDMENT STANDARDS

*To be approved, the requested Text Amendment must meet certain specific standards. These standards are listed below. After each listed standard, explain how the Text Amendment satisfies the listed standard. Use additional paper if necessary.*

1. Nature of Request. Explain below why you are seeking a Text Amendment to the Zoning Code. What is it that you would like to do that requires a change in the text of the Zoning Code?

The Chamber of Commerce requests a text amendment to allow banners to be installed on specific street light poles throughout the commercial district on Touhy + Lincoln including light poles on Touhy from Cicero Ave to McCormick & on Lincoln Ave from Howard to McCormick Blvd. The proposed amendment would allow a joint effort between the Chamber & Public works to provide decorative banners which will identify the commercial district and will be erected and maintained by a 3rd party vendor.

2. What Zoning District(s) would be affected by the proposed Text Amendment? The chamber will manage the project.  
Categorize the type of properties or areas of the Village that likely would be affected by the proposed change.

Commercial Districts only on Lincoln Ave. from Howard - Touhy. on Touhy Ave from Cicero - McCormick and possibly expanding to Pratt, Devon and McCormick.

The area for the proposed text amendment would include any available street light located on Lincoln Ave between Stokes Blvd & McCormick and any available street light located on Touhy Ave between Cicero (Stokes) & McCormick

## TEXT AMENDMENT STANDARDS (Continued)

3. Cite the specific Section(s) of the Zoning Code proposed to be amended.

Complies w/ 8.08 of Ch. 15 of Zoning  
8120(4) " " "

Need amendment & approval for 8.23 11.07

4. Provide the proposed Text Amendment language. Provide below or attach the exact Section Code language as it is currently written, then use strikeouts for proposed deletion(s) of existing language and insert/add the proposed new language using highlighting (bolding) so that the language is shown exactly as you propose (with all deletions and additions indicated).

11.04(i) no more than one monument sign per lot  
of unified business center each of which has  
minimum front setback of 100' along a single street

11.04(i)ii Height shall exceed 8' for finish  
grade. 1x said sign may hang over a street  
light.

11.07(4) Allowance for street light banners.  
to be erected.

5. Indicate why you believe this text change is needed and why it would benefit the Village.

The proposed text change is needed to allow  
for the proposed collaborative effort to  
erect street light banners and would  
benefit the village by providing visually  
appealing, decorative markers identifying  
the commercial district. while also providing  
a revenue stream to support the installation &  
maintenance of the proposed banner program

**Draft Zoning Ordinance Text Amendments – Right-of-Way Banner Signs**

Section 11.05

**"11.05: EXEMPT SIGNS:**

The following signs, while subject to any other Village ordinance which may apply, are exempt from the permit requirements set forth in this Article.

\* \* \*

**(25) Street Pole Banner Signs (Public Rights-of-Way): Banner signs affixed to street poles in public rights-of-way may be displayed without permit, but only in accordance with the following:**

- i. The sign area of each street pole banner sign shall not exceed 95 inches in length or 30 inches in width; and**
- ii. No banner sign shall be installed on any street pole in a public right-of-way for which the Board of Trustees has not adopted a resolution approving the installation of signs thereon, which resolution shall not be adopted except upon the submission by the applicant of evidence that the owners of the pole and the right-of-way have authorized the installation of signs thereon."**

Section 11.06

**"11.06: PROHIBITED SIGNS**

The following sign types are specifically prohibited in all locations within the Village:

\* \* \*

(4) Off premises advertising signs, except: **(i) transit shelter signs installed pursuant to Section 11.05(23) of this Article; and (ii) street pole banner signs installed within public rights-of-way pursuant to Section 11.05(25) of this Article.**

\* \* \*

(13) Signs, which:

- i. Bear or contain statements, words, pictures or symbols which are unlawful;
- ii. Are attached to any fence or freestanding wall;
- iii. Have visible moving parts, or give the illusion of motion, except for those electronic message signs;
- iv. Emit audible sound, odor or visible matter;

- v. Purport to be, or resemble an official traffic sign or signal, or which bear the words "stop", "go slow", "caution", "danger", "warning" or similar words; vi. By reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic control sign, signal or device, or the light of any emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal or device; or
- vii. Are located within the public right-of-way, except: (a) governmental signs; (b) transit shelter signs installed pursuant to Section 11.05(23) of this Article; (c) street pole banner signs installed pursuant to Section 11.05(25) of this Article; and ~~(e)~~(d) those signs conforming to the requirements of Section 10-36-2 of the Village Code."

\* \* \*

Section 11.10

**"11.10: SPECIAL SIGNS**

The following sign types are specifically prohibited in all locations within the Village:

\* \* \*

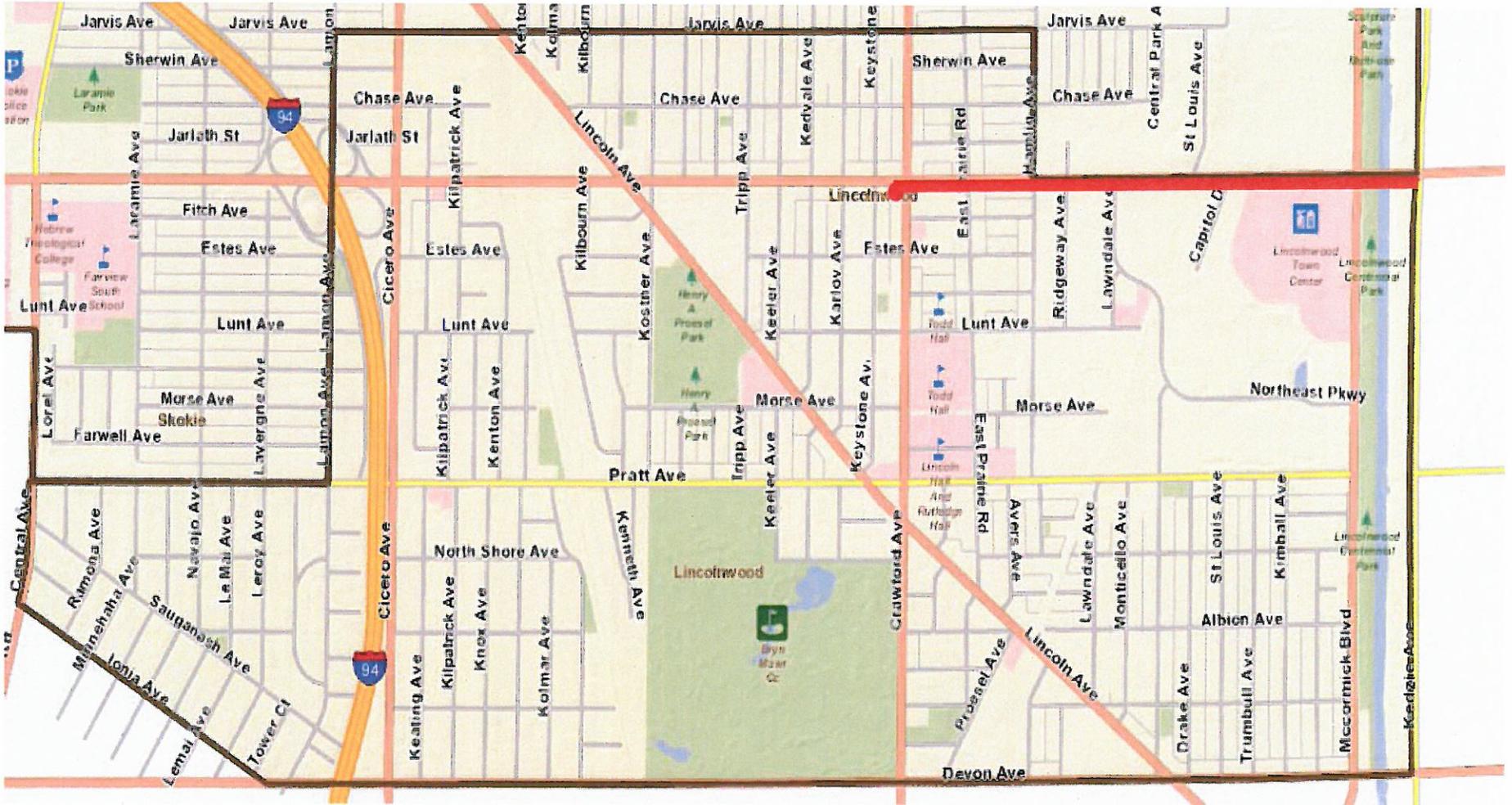
- (1) The following signs are special signs and may not be erected or maintained except upon issuance of a special sign approval pursuant to this Section 11.10:
  - i. Light pole banner signs on private property: banners made of clothlike material and mounted with metal brackets to light poles located on private property.
    - 1. Special sign approval may be granted for a period not to exceed two years.
    - 2. The sign permit application shall include a plan identifying the location of all banners, which plan shall conform with the following:
      - (1) No more than two banners shall be hung from any light pole fixture;
      - (2) All banners shall be erected at a height of at least 10 feet above finished grade, and shall not be located to obstruct traffic visibility; and
      - (3) The banners and metal brackets, as well as the structures and poles to which the banners are attached, shall withstand stresses as required by the Building Code.
    - 3. A maintenance plan shall be provided, for review and approval by the Zoning Officer, for the periodic replacement of worn, tattered, faded or otherwise weathered banner material.

4. The banner design, including color and content format, shall be customized to the intended location, and harmonious with adjacent properties.
5. The banner design, color and content shall contribute to the attractiveness of the site and of adjoining properties, and shall enhance the image of Lincolnwood.
6. The sign shall not be merely intended as an advertising medium."

\* \* \*

#34984366\_v4

# Chamber of Commerce Street Light Banner Program





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## MEMORANDUM

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**TO:** Chairman Eisterhold  
Members of the Plan Commission

**FROM:** Aaron N. Cook, AICP  
Development Manager

**DATE:** March 27, 2015

**SUBJECT: Plan Commission Workshop – Review of Redevelopment Concept Plan:  
6733 North Lincoln Avenue**

---

Ed and Rebeka Hoxha, the property owner of 6733 North Lincoln Avenue, have requested a Workshop meeting with the Plan Commission. The purpose of this meeting is to seek Plan Commission concept review of the redevelopment proposal on the recently purchased property.

Below is a narrative from the project architect, Sue Auerbach, outlining several issues.

*“Uses: We are building in the Lincoln Avenue Overlay District. It is zoned B-1 Mixed Use Hub. In this District, we are allowed to build a three-story structure. The first floor is limited to retail and other non-residential uses. Commercial space is limited to 2,500-square feet. In a recent Zoning Ordinance Text Amendment, residential was deemed a Special Use on Lincoln Avenue. That means that we can build only a 2,500-square-foot building for retail or commercial use by right on this site. Given that the site is 7,000-square feet, with a 5,000-square-foot existing building, this zoning makes the site virtually unusable.*

*We are hoping to build a commercial space on the first floor with two floors of residential above. This is in keeping with the original Lincoln Avenue zoning.*

*Setback: The Zoning Code designates a build-to line of 5 feet from the property line. The existing building is set back 25 feet, which aligns with Caremark to the south and Grossingers to the north. We are concerned that bringing the new structure to the build-to line will look awkward and obstruct views of the Lincoln and Pulaski intersection.*

*We would prefer to keep the building setback where it is. This also depends on the parking.*

**Parking:** *This site is only 50-feet wide. This makes parking difficult. The Lincoln Avenue Zoning requires parking to be in the rear of the site. There is no access to the rear of this site. That means we need to allow people to drive from Lincoln Avenue to the rear of the site. This makes the buildable area even narrower.*

*The code also requires us to have 11 parking spaces.*

*Furniture Retail: 2,000 square feet @ 2.5 spaces per 1,000 square feet = 5 spaces*

*4 residential units 1.5 spaces per unit = 6 spaces*

*We have met both of these requirements. We have problems, however, with the required landscape buffers. Because of the width of the lot, we are not able to provide the side yard landscape buffers as required.*

*The business owners live in Lincolnwood and want to build on the work Meatheads began in making this corner beautiful.”*

It is anticipated that the property owner and project architect will be present at the April 1, 2015 Plan Commission Workshop.

6 Hunters Path  
Lake In The Hills, IL. 60156

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (847) 458-1710  
Fax: (847) 458-1712



Scale - 1 inch = 20 feet

# Jens K. Doe

Professional Land Surveyors, P.C.

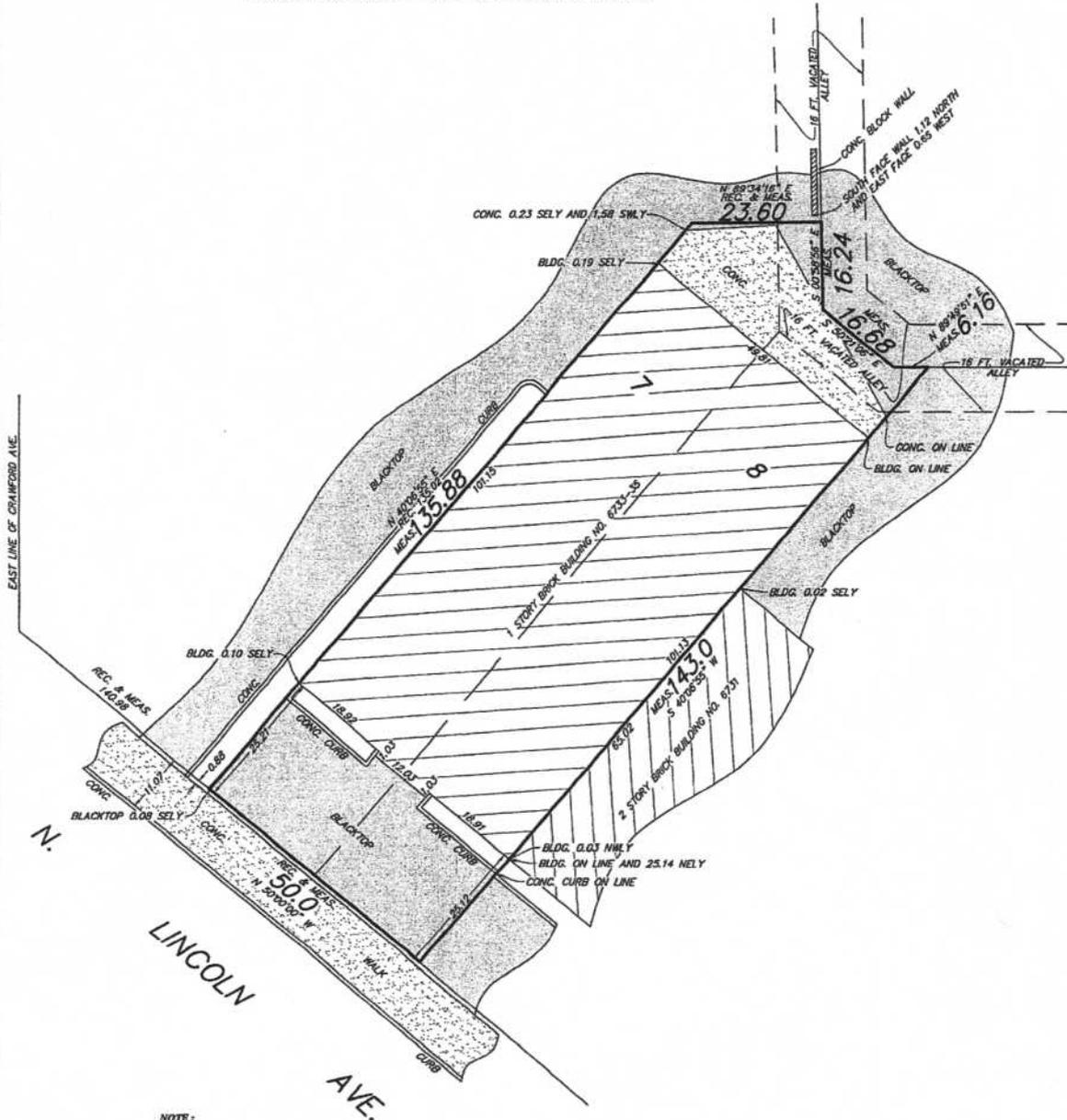
## PLAT OF SURVEY

of

ORDER NO.  
13-0108

LOTS 7 AND 8 TOGETHER WITH THE WEST 1/2, THE SOUTHWESTERLY 1/2 AND THE SOUTH 1/2 OF THE 16 FOOT VACATED ALLEY LYING EAST, NORTHEAST AND NORTH OF SAID LOTS 7 AND 8 IN BLOCK 1 IN LINCOLN AVENUE GARDENS ADDITION TO ROGERS PARK, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6733-35 N. LINCOLN AVE., LINCOLNWOOD, IL.



**NOTE:**  
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy MUST be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.  
Compare distances between points before building and report any discrepancy to this office immediately.  
Dimensions shown hereon are not to be assumed or scaled.  
Dimensions shown hereon are in feet and decimal parts thereof.  
Property corners have been established to complete the plat of survey shown hereon but have not been stated or flagged per the land survey order in which it was placed by the client.

Field work completion date: February 26, 2013.

ORDERED BY:  
JERRY MULICK

State of Illinois )  
County of Cook )

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under the direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon shown is a correct representation of said survey.

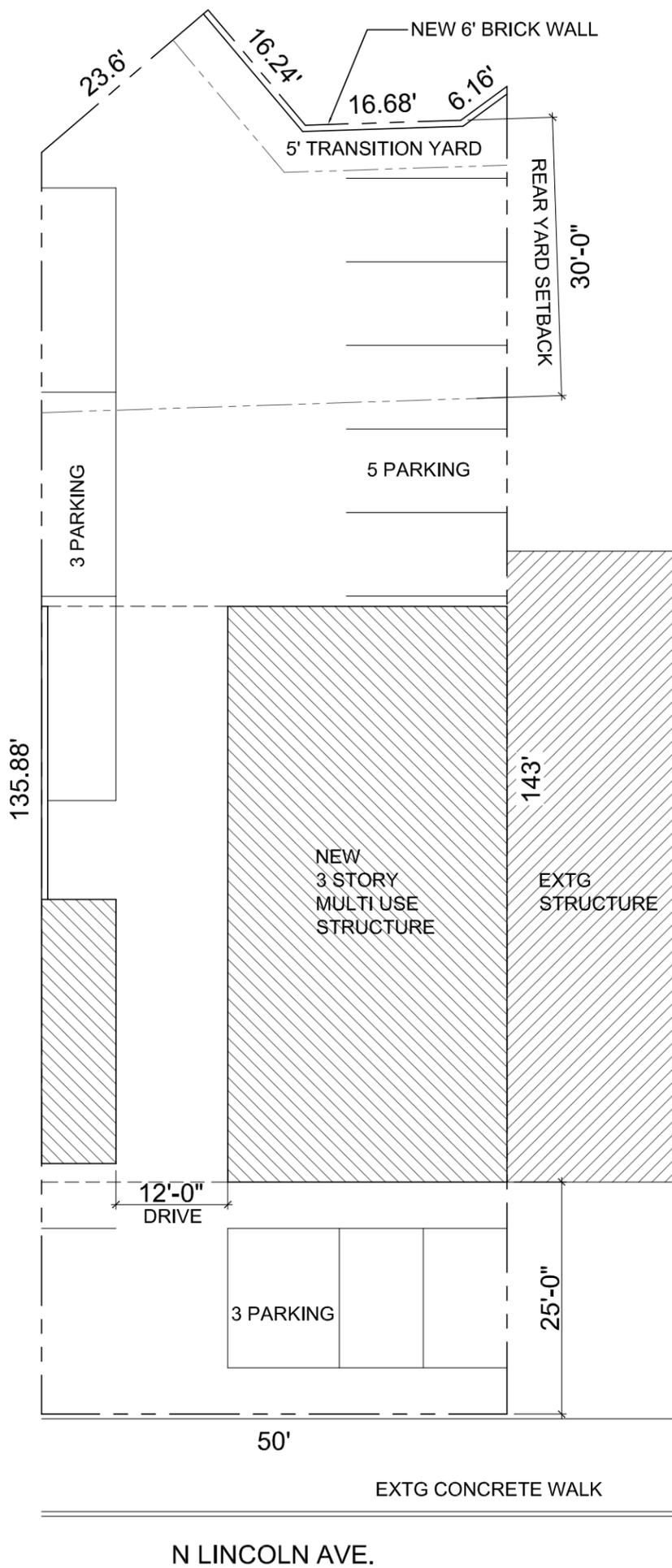
Chicago, Illinois, Dated this 27th Day of February

This professional service conforms to the current Illinois minimum standards for a boundary survey.

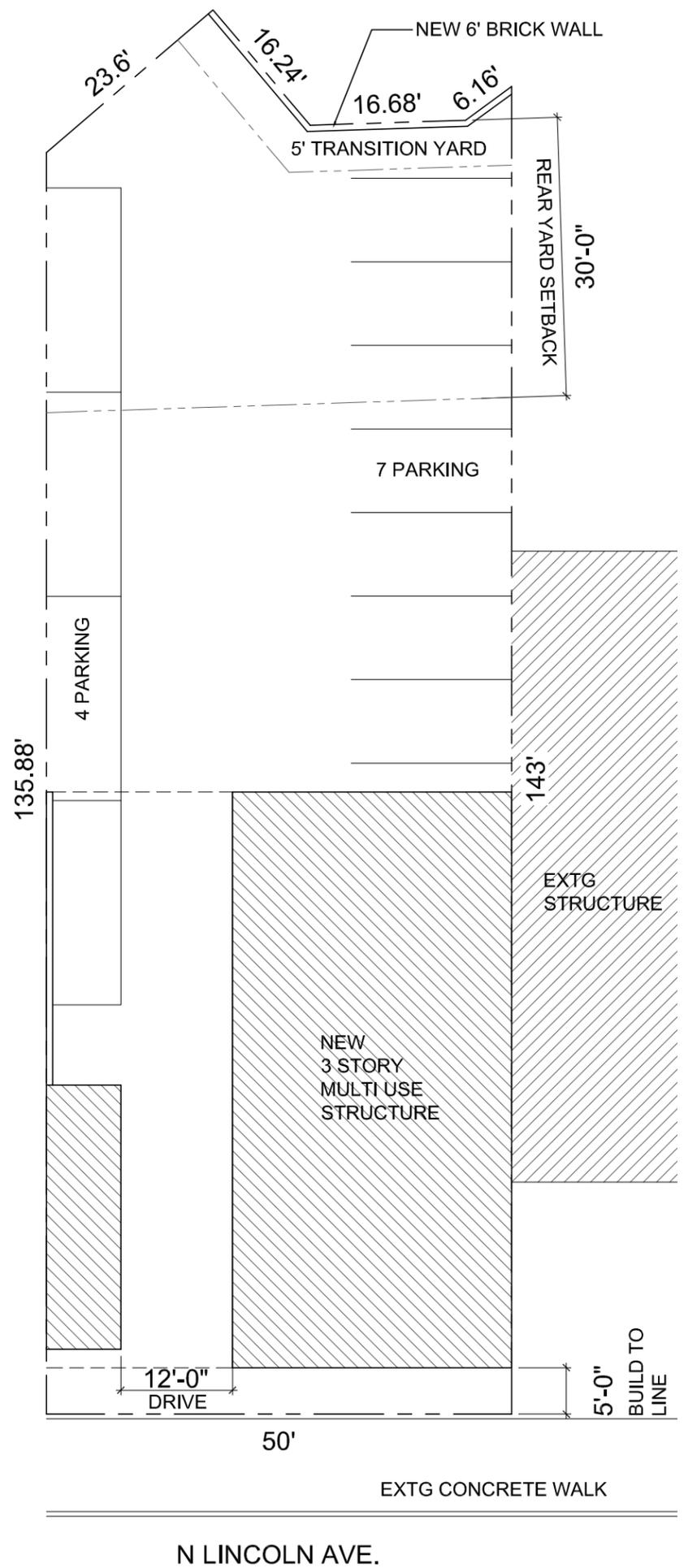
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

DOMINICK M. BLEENICK  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
LICENSE EXPIRATION: 11-30-14





**1 SITE PLAN**  
EXTG FRONT SETBACK 1/16"=1'-0"



**2 SITE PLAN**  
BUILD-TO LINE 1/16"=1'-0"

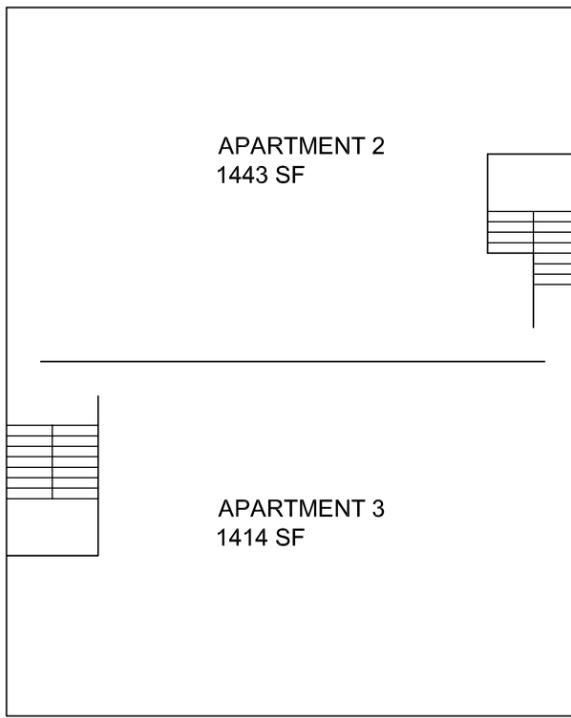
**AUERBACH ARCHITECTS**  
E sue@auerbacharchitects.com  
C 847.275.5974  
W auerbacharchitects.com  
A 5215 N Ravenswood Chicago, IL 60640

Project **HOXHA**  
6733 N LINCOLN AVE  
LINCOLNWOOD  
**SITE PLAN**

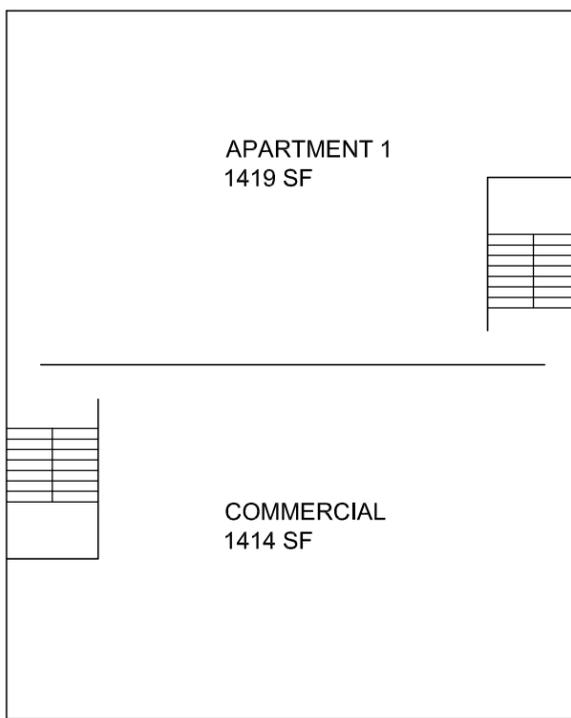
Revisions	Date
	03/04/15

Date  
03/04/15  
Scale  
1/16"=1'-0"

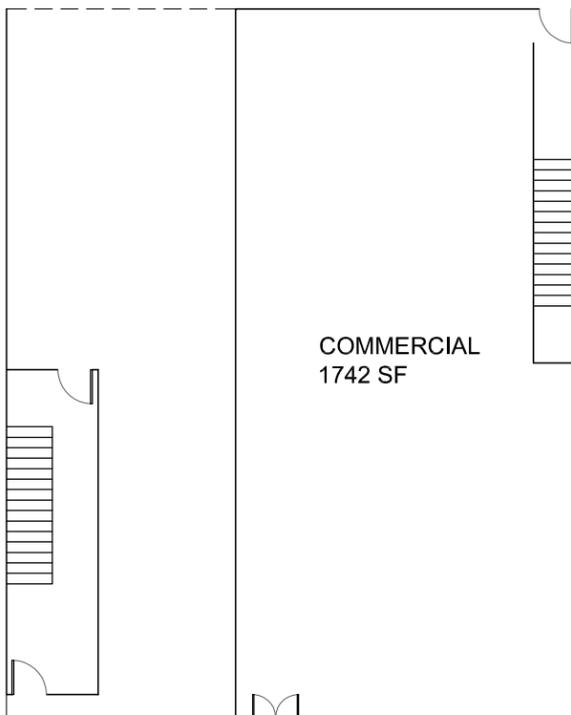
Drawing No.  
**A1**



**1** **THIRD FLOOR PLAN**  
1/16"=1'-0"



**2** **SECOND FLOOR PLAN**  
1/16"=1'-0"



**3** **GROUND FLOOR PLAN**  
1/16"=1'-0"

<b>AUERBACH ARCHITECTS</b> E sue@auerbacharchitects.com C 847.275.5974 W auerbacharchitects.com A 5215 N Ravenswood Chicago, IL 60640	Project	HOXHA 6733 N LINCOLN AVE LINCOLNWOOD	Revisions	Date	Drawing No.
		FLOOR PLANS		03/04/15	<b>A2</b>
				Scale	
				1/16"=1'-0"	



PLAN VIEW



PERSPECTIVE LOOKING EAST



VIEW LOOKING NORTH-WEST



VIEW LOOKING SOUTH-EAST



ELEVATION LOOKING NORTH-EAST



PLAN VIEW



PERSPECTIVE LOOKING EAST



VIEW LOOKING NORTH-WEST



VIEW LOOKING SOUTH-EAST



ELEVATION LOOKING NORTH-EAST