City of Highland Park

Plan and Design Commission Meeting
City Hall - Council Chambers
October 21, 2025
7:00 PM
Agenda

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, a regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 PM on Tuesday, October 21, 2025, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, email Emily Taub, the City's ADA coordinator or call at 847.926.1005.

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I. Call to Order

II. Roll Call

III. Approval of Minutes

A. Consideration of Plan and Design Commission Minutes: Regular Meeting on Sept. 16, 2025

IV. Scheduled Business

A. **WITHDRAWN** Public Hearing #PUD-2025-00057 for an Amendment to a Special Use Permit in the Nature of a Preliminary and Final Planned Development with Design Review and Sign Package Amendment for a Conditional Land Use, a new or used motor vehicle sales &/or storage lot, freestanding; request includes Modifications from City Code (2000-2060 Skokie Valley Road) **WITHDRAWN**

B. DES-2025-00075, Design Review, Sign Package, and Variations from the City Code (791-799 Central Ave.)

C. DES-2025-00076, Sign Package Amendment, Design Review, and Variations from the City Code (1200 Old Skokie Rd.)

D. Public Hearing #PUD-2025-00056 for a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, Final Plat of Re-subdivision, and Design Review, with Modification from City Code, for a four-townhome residential unit Development (932 Deerfield Rd. & 942 Deerfield Rd.)

E. A Pre-application Meeting (793 Laurel Ave. & 1696-1704 McGovern St.)

V. Other Business

A. 2026 PDC Work Plan

B. Information Item: Administrative Design Review Update

C. Next Regular Meeting

- Next Meeting - November 4, 2025, a Regular Meeting at City Hall

D. Case Briefing

VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)

VII. Adjournment

Staff Report

Meeting Date: October 21, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: Consideration of Plan and Design Commission Minutes: Regular Meeting on Sept. 16, 2025

Consideration:
Recommend review and adoption, or amendment, as appropriate.

Attachments:
1. PDC 9-16-2025

MINUTES OF A REGULAR MEETING
PLAN AND DESIGN COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS

MEETING DATE: Tuesday, September 16, 2025

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER
At 7:01 p.m., Chairperson Moore called the meeting to order. Staff was asked to call the roll.

ROLL CALL
Commissioners Present: Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus

Commissioner Absent: Commissioner Mantis

Councilmember Present: Ross

Student Council Absent: Fallas

Staff declared that a quorum was present.

Guests Present: Kerry Leonard, Owner's Representative for Keshet/Kerry Leonard LLC
Jennifer Phillips, President & CEO/Keshet
Alec Thornton, Architect/LCM Architects, LLC
Seth King, Managing Counsel & Miguel Claros, Design Manager/Lucid Motors
David Gregory, Director/Danpal North America
Matt Norton, Partner/Burke, Warren, MacKay, & Serritella, P.C.
Tim Reber, Vice President/Woolpert
Alex Malecki/Stalwart Development
Mark Muller, President/Fulton Developers
Erin Moore, Project Manager/Simon Design Group

Staff Present: Fontane, Burhop, Coleman, Hoffmann, & Mistretta

Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
Gale Cerabona/Recorder

APPROVAL OF MINUTES
Special Meeting of the Plan and Design Commission – September 9, 2025

Commissioner Kerch moved to approve the September 9, 2025, PDC special meeting minutes. Commissioner Henry seconded the motion.

Commissioner Henry amended, on Page 9, Line 24, under his comments, to alter the phrase pedestrian pass to *pedestrian overpass.*

DRAFT

Chairperson Moore amended on:

- Page 7, Line 16, to revise the phrase from indicated this proposal won't go through to *indicated it was her opinion this proposal won't go through*.
- Page 7, Line 21 to correct the spelling of Katz to *Tatz*

Commissioner Ihnchak amended, on Page 8, Line 1 to correct the spelling of Cassman to *Cassis*.

Commissioners Kerch & Henry accepted all amendments.

On a voice vote

Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus
Voting Nay: None

Chairperson Moore declared that the motion passed unanimously.

SCHEDULED BUSINESS

Chairperson Moore rearranged the agenda…..

6. Public Hearing #PUD-2025-00057 for an Amendment to a Special Use Permit in the Nature of a Preliminary & Final Planned Development with Design Review & Sign Package Amendment for a Conditional Land Use, a new or used motor vehicle sales &/or storage lot, freestanding; request includes Modifications from City Code (2000-2060 Skokie Valley Road)

Chairperson Moore was advised this Petitioner wishes to continue this matter.

Commissioner Kerch moved to continue this case to the October 21, 2025, PDC meeting. Commissioner Nanus seconded the motion.

On a roll call vote

Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously, there would be no new notice, and the next meeting would take place at City Hall in Highland Park, at 7 p.m.

Back to…..

1. #DES-2025-00075, Design Review, Sign Package, and Variations from the City Code (791-799 Central Avenue)

Planner Mistretta reviewed the proposal:

- Recommendation
  - PDC may request Certificate of Approval
- Considerations
- Project Summary
  - increased in height by 9'
  - new entry canopy
  - 13 new windows

DRAFT

- Changes to surface parking lot
- Site Plan (existing parking garage)
  - design review changes are interior renovation (to a gym)
  - rendering was shown and described
- Sign Package (none currently)
  - 5 total wall signs (includes 2 new proposed wall signs)
- Staff Comments (clarification and more information is needed from Applicant)
- Standards for Sign Packages
- Approval Process & Recommendation

Some PDC questions for Staff are…..

- Commissioner Henry stated there is a lot of information missing. Senior Planner Burhop identified comments. He noted the PDC can still review and provide feedback. Director Fontane advised this is Preliminary.
- Chairperson Moore asked, and Senior Planner Burhop identified the gym addition is 9' higher (appears as 4.5' higher).

Mr. Kerry Leonard, Owner's Representative for Keshet, said feedback is requested for a sign package as a whole.

Ms. Jennifer Phillips, President & CEO of Keshet, explained Keshet supports independent adults with disabilities. She stated they bought this property 2 years ago. Individuals need to age-in-place and need a place to go on nights and weekends also.

Mr. Alec Thornton, Architect with LCM Architects, LLC, said all information will be available at the October PDC meeting. He noted the adjustments are:

- gym has a copper patina to match red brick, cast stone
- canopy will match and align with stone banding
- site removal of band canopy; better integrates a walkway; encourages access to Sunset Park. New traffic island will help current traffic.

Some PDC comments are…..

- Chairperson Moore is concerned about drop-offs at the door/canopy, as there is no circular drive. Mr. Thornton shared the site is constrained. The user can decide which side to drop-off. Traffic flow is not expected to be high.

  There is mechanical screening with some replacement units on roof. Samples were presented. Chairperson Moore likes the color as it complements the rest of the building.

- Commissioner Henry asked if the entryway could include a turnaround, considering this population. Mr. Leonard said there is a lower-level which was an open tenant space. If this were new construction, things would be done differently; this location is key. Drop-offs will be at the front of the site.
- Chairperson Moore likes the knee walls, benches, and planters. She asked if the signs could be placed as if they were already there; perhaps add a second panel.
- Commissioner Fettner asked if relief is requested. Senior Planner Burhop said it's a sign package. The Applicant can request what they like. Staff has by-right information.

- Commissioner Ihnchak asked if the signage restriction remains for other tenants. Planner Mistretta said this is to ensure uniformity. Mr. Leonard concurred and expounded on same; guidelines must be followed by tenants.
- Commissioner Kerch believes this is a clever re-use and likes the materials; attractive. He would like a Certificate of Approval drawn up for the next meeting.

Chairperson Moore asked if anyone in the audience wishes to speak on this matter. There was no one.

Commissioner Kerch moved to:

- direct Staff to draft a Certificate of Approval for design review and sign package and
- continue this matter to the October 21, 2025 PDC meeting.

Commissioner Fettner seconded the motion.

On a roll call vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

2. #DES-2025-00076, Sign Package Amendment, Design Review, and Variations from the City Code (1200 Old Skokie Road)

Senior Planner Coleman reviewed the proposal:

- Multi-Use Structure (zoned I-Industrial)
- Existing Conditions (currently occupied by Tesla; Lucid Motors is moving in)
- Design Review – Façade
  - non-illuminated polycarbonate panels (affixed to structure)
  - images were shown
- Existing Sign Package (3 tenant spaces)
- Proposed Sign Package Amendment
- East Façade
- South Facade
- Proposed Wayfinding Signage
- Renderings were shown
- Proposed Wayfinding Signage
- Standards for Sign Packages
- Approval Process & Recommendation

Some PDC questions for Staff are…..

- Commissioner Fettner asked if this is a full approval. Senior Planner Coleman said yes.
- Commissioner Ihnchak asked if ground signs with illuminated graphics exist elsewhere. Staff responded some signs are larger – i.e. Audi and Porsche. However, there are no prints.
- Commissioner Fettner asked how much larger the other signs are. Senior Planner Coleman explained same and offered dimensions. He noted Lucid Motors is not a flush back-to-back sign; double V-shape.
- Commissioner Nanus asked if:

- there is graphic information in the code. Senior Planner Coleman concurred.
- these can be altered/updated. Director Fontane said this is not an electronic digital sign. It is static and can be changed. Senior Planner Coleman said Lucid on both sides is illuminated.

Councilperson Ross asked if there is another example nearby. Senior Planner Coleman will defer to the Applicant.

- Chairperson Moore asked if signs and lights will be similar to other dealerships where lights are turned off at certain times, etc. Senior Planner Coleman will review same. Director Fontane and Senior Planner Burhop stated Staff would provide this information to the PDC.

Mr. Seth King, Managing Counsel with Lucid Motors, offered a presentation…..

- Who is Lucid Motors? An electric car company
- Locations were noted – Oak Brook and a service center at Goose Island in Chicago
- Sales, Service, Delivery in one location
  - taking over Tesla space
- Elevations were shown
  - front sign would not be illuminated
  - structural limitation on building; polycarbonate is light weight
  - making a statement on highway; improved from what's there (older building)
  - 23% increase includes entitled signs but not posted

Mr. Miguel Claros, Design Manager with Lucid Motors, said they may display new car models, logo, etc. Sample materials were shown. A substantial grid system is required. He explained how signs would be attached.

Mr. David Gregory, Director with Danpal North America, explained and displayed sign mock-ups; opaque. He said the color white is slated. Glazing can be continuous; acts like a canvass.

Some PDC comments are…..

- Commissioner Ihnchak asked:
  - how the letters are affixed. Mr. Gregory noted they are working with the sign manufacturer regarding conduit.
  - if it would be integrated. Mr. Gregory said no, it would be mounted. Mr. Claros advised the logo would be attached through the seams.
- Commissioner Kerch asked what the tenant upstairs would view. Mr. Claros said it is a gym. There are no windows on that portion.
- Chairperson Moore asked and Mr. Claros stated there are semi-translucent dark gray letters that can turn white. Mr. King explained, for ground signs, it's like a photo being inserted then lit in a light box.

Director Fontane said the PDC can discuss this further. Staff can return with information about monument signs.

- Commissioner Ihnchak would feel better if an image is not on it; may be distracting to drivers. She expressed it is very large.

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- Commissioner Henry concurred and is interested in safety concerns. Director Fontane said Staff can return with other sign packages. He is unsure if there are any concerns.
- Chairperson Moore would like to know how far away residents' houses are.
- Commissioner Fettner:
    - asked if there are any other signs like this. Mr. Claros said yes, in California.
    - is not concerned with the image. Light could be a concern.

Commissioner Kerch moved to:

- direct Staff to prepare a Certificate of Approval and
- continue this matter to the October 21, 2025, PDC meeting

Commissioner Henry seconded the motion.

Commissioner Nanus said he is not a huge fan of the graphic sign.

On a roll call vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

3. #SUB-2025-00011, Final Plat of Consolidation with Variations (2699 & 2745 Skokie Valley Road)

Senior Planner Burhop reviewed the proposal:

- Project Summary
    - City Council approved in July, 2024
    - Plat approval has expired (9-month limit). The same Plat has been resubmitted.
- Project Summary
    - Same Plat and civil drawings
- Recommendation

Chairperson Moore asked if there are audience members wishing to speak on this matter. The following were sworn in:

- Dr. Kenneth Bretts asked that the PDC consider taxpayers who live here. He would like this car wash in a different location.
- Larry Leviton would like the wooded area preserved. He was in favor previously, now is against it. He noted a business was operating in the back and has stopped now. A larger facility is needed; not fair to neighbors.
- Todd Needleman would like the PDC to think about storm-water management. He asked how many inches/weight the underground facility will hold. Mr. Needleman said 1 inch of rain facilitates 120,000 gallons of water. Once that's exceeded, he asked how much additional rain will be above ground after the lower ground is filled. What is the anticipated rainfall that will flow to the neighbors? He stated they share the same sewers as the dealership.
- Mike Wood said this street floods more than any other in Highland Park. He shared the new owners of Acura had trash behind the building. Lights are a concern. The fence is falling apart; main barrier. People walk through there. It's muddy, and wood planks are just thrown down. A bigger buffer is needed. The wooded area is not maintained. Drains are filled with leaves.

Mr. Matt Norton, Partner with Burke, Warren, MacKay, & Serritella, P.C., stated they were previously not prepared to move forward with the project due to tariffs. They are now ready now to do so. He reminded the PUD is not for the PDC to review. The dealership is in need of a facelift. For this dealership to remain, Acura requires an upgrade. A drive-in service facility will be enclosed. The car wash is fully enclosed.

Mr. Tim Reber, Vice President with Woolpert, advised there is 39,000 gallons of storage; 5,200 cubic ft. The pipe will be changed to a 4". Another ft. of water is stored on top of the lot (following 100-year estimate).

Corporation Counsel Martinez said the Plat has nothing to do with the use, as it has already been approved. This is specific to conformance of standards. Director Fontane said the Subdivision Code has not changed.

Commissioner Kerch moved to reapprove the Final Plat. Commissioner Ihnchak seconded the motion.

Commissioner Kerch noted this proposal was thoroughly addressed previously.

On a roll call vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

4. Public Hearing #PUD-2025-00056 for a Special Use Permit in the Nature of a Concurrent Preliminary & Final Planned Development, Final Plat of Re-subdivision, & Design Review, with Modifications from City Code, for a four-townhome residential unit Development (932 Deerfield Road & 942 Deerfield Road)

Senior Planner Coleman reviewed the plan:

- Project Summary
  - 4-unit townhome
- Zoning, Plat, & Design Review Summary
- PUD request
- Prior Commission Consideration (from September 2, 2025, PDC meeting)
- Renderings were illustrated
  - West – slight changes
  - Northwest
  - Southwest
  - Southeast (windows incorporated)
- Deerfield Road Rendering
- Materials
- Zoning Modification Requested
- Landscaping
- Off-Street Parking & Loading
  - street parking allowed on Deerfield Road
- Public Benefit (none required)
- Design Review
- Plat of Re-Subdivision
- Housing Commission/HC Review (none required)

- Other Comments
    - anonymous public comment received regarding sewer back-up which will be reviewed
- Recommendation

Mr. Alex Malecki with Stalwart Development, Owner, displayed materials. No parking signs will be installed. Landscaping plan is updated (invasive species is eliminated). Evergreen shrubs are added.

Some PDC comments are…..

- Chairperson Moore suggested drive aisle signs with a stop sign at sidewalk. Mr. Malecki is amenable.
- Commissioner Henry:
    - noted Fire Department Staff recommended a fire hydrant. Mr. Malecki said this would be included.
    - asked if the windows on the north and south could be more significant. Mr. Malecki said it is possible, noting they are symmetrical. He explained there is a staircase, bedrooms, and kitchen. The living-room window may be able to be larger.
    - is pleased the windows are added. He recommended larger windows which would bring in light. Mr. Malecki shared a lot of light enters the inside.
- Commissioner Fettner concurred. He asked if the wall of siding could be broken up. Chairperson Moore added – perhaps an architectural accent. Mr. Malecki advised landscaping breaks up the wall. They plan to make it as beautiful as possible.

Councilperson Ross appreciates this being raised as well as the Applicant adding windows. She asked if the windows could be slightly larger. Mr. Malecki said they tried to make them as big as possible and would revisit this. Director Fontane reminded the Applicant said perhaps the living-room window could be larger.

Chairperson Moore asked if there are audience members wishing to speak on this matter. The following were sworn in:

- Susan Bell will face this south side. She prefers the windows not be larger. There is a decent screen with trees now. Ms. Bell advised she only received 1 notice. She is concerned about landscaping and would like to know more about a landscape plan. The fence will wear after rainfalls.
- Hope Salmanoff said this would create more noise.

An illustration of a cedar fence was shown along with the south elevation.

Councilmember Ross stated the side that faces Deerfield Road, the north side, is the side that could be more interesting.

More PDC comments are…..

- Commissioner Ihnchak asked, and Senior Planner Coleman said the landscaping is not to scale.
- Commissioner Henry said what faces the north side of Deerfield Road should be more interesting; though, residents are interested in the look on the south side.
- Chairperson Moore summarized more windows on the north side could be larger, landscaping detail is needed.

Commissioner Kerch moved to continue this matter to the October 21, 2025, PDC meeting. Commissioner Henry seconded the motion.

On a roll call vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

5. Public Hearing #PUD-2025-00051 for a Special Use Permit in the Nature of a Concurrent Preliminary & Final Planned Development, Final Plat of Re-subdivision, & Design Review with Modifications from City Code, for a 5-story, 19-unit Multi-Family Development (1632, 1640, 1646 Second Street)

Planner Hoffmann reviewed the plan:

- Project Summary (continued from the June 3, July 15 and September 2, 2025 PDC meetings)
- Zoning, Plat, & Design Review Summary
- Summary of Requested Relief
- Housing Commission/HC Review
    - approved inclusionary units and payment-in-lieu
- Public Benefit
    - $100,000 donation to the Housing Trust Fund/HTF
- Recommendation

Mr. Mark Muller, President with Fulton Developers, said he is happy to answer any questions.

Chairperson Moore asked if there are audience members wishing to speak on this matter. They were sworn in (if not previously):

- Dennis Siegel appreciates the PDC's considerations on the previous case. They would like the same considerations on Second Street regarding landscaping. The concern is they want the building to be in keeping with their block. Height is compliant. They object to 5 variances. The code is designed to protect residents. Construction noise from The Wolbright has occurred for 2 years. Another condo building will be erected, and construction noise will occur for 2 more years. He noted Walnut Street is the thoroughfare for police and fire. Residents on Second Street turning toward Walnut Street are concerned about visual problems – seeing emergency vehicles. Mr. Siegel asked that these variances not be granted.
- Beth Russell referenced Mr. Muller's reply to the PDC at the September 2, 2025, meeting. She asked how a developed creates a building not to code – then requests variances. Neighbors' voices aren't given considerations. There is a true arrogance and disregard for neighbors' input. A meeting took place with neighbors who offered negative comments (with the exception of one). This will be out-of-scale. Green space is lost. The traffic study is incomplete due to The Wolbright not being habited yet. This design should be more in keeping with this block. This takes away from light to the neighbors. Ms. Russell asked that the PDC listen to neighbors.
- Dale Cohodes stated, per the Findings of Fact, the building is not harmonious/out-of-scale; will not enhance or fit the neighborhood and objects to the Master Plan. Why have codes if they are being overruled? The public benefit is misstated as affordable units. The $100,000 is meager compared to the profit Fulton Developers will make. The traffic study doesn't include The Wolbright residents and guests. How can they be assured that trees will be protected? She asked what the staging and construction consists of. Planner Hoffmann explained the elevation on the east and Second Street.

Some PDC comments are…..

DRAFT

- Chairperson Moore referred to Page 238 of the packet. Mr. Muller said air-conditioning units are under 30" and screened; 60' away and not visible.
- Commissioner Fettner asked if:
    - CivilTech reviewed the traffic study and further development. Planner Hoffmann said CivilTech's comments noted this would not significantly impact traffic.
    - Police & Fire Staff reviewed the traffic study. Planner Hoffman said yes, there were no concerns about traffic. Many residents of this building would use public transportation. The Wolbright's additional residents were included in the refreshed traffic study. Director Fontane said routes that police and fire use are the fastest ones to get to the location.

Commissioner Kerch moved to adopt Findings of Fact recommending approval. Commissioner Fettner seconded the motion.

On a roll call vote
Voting Yea Chairperson Moore; Commissioners Fettner, Ihnchak, Kerch, & Nanus
Voting Nay: Commissioner Henry

Director Fontane declared that the motion passed 6-1.

7. Public Hearing #PUD-2025-00059 for a Special Use Permit in the Nature of a Concurrent Preliminary & Final Planned Development & Design Review with Modifications from City Code (250 Skokie Valley Road)

Planner Mistretta reviewed the plan:

- Project Summary (Kia dealership; continued)
- Overview of Variations Requested

  Regarding landscaping around signage, Senior Planner Burhop said 1 is proposed, 2 in total could be added. Signage is not proposed now. Regarding the request for relief, 6 planter boxes are proposed in lieu of the 5' foundation.

- Commission Consideration & Changes
- Recommendation

Chairperson Moore swore in Ms. Erin Moore, Project Manager with Simon Design Group, who noted 1 sign is proposed. A sign package is forthcoming. Plantings around a directional sign may inhibit the text. Location of sign is not yet determined.

Senior Planner Burhop retracted his comment. He noted a sign package is forthcoming.

Ms. Moore said tall decorative grasses could be added. She concurred there will be 6 planter boxes.

Chairperson Moore asked if there are audience members wishing to speak on this matter. There was no one.

Commissioner Kerch moved to adopt the Findings of Fact recommending approval with the 2 Conditions as stated. Commissioner Fettner seconded the motion.

Director Fontane clarified no signage is being approved. Chairperson Moore verified same.

On a roll call vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

OTHER BUSINESS

1. Information Item: Administrative Design Review Update

There were no updates.

3. Next Meeting – October 21, 2025

The next regular meeting will be on October 21, 2025, in City Hall at 7 p.m.

4. Case Briefing

There was no Case Briefing.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

ADJOURNMENT

Commissioner Henry moved to adjourn the meeting at 10 p.m. Commissioner Nanus seconded the motion.

On a voice vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, & Nanus
Voting Nay: None

Chairperson Moore declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF A SPECIAL MEETING ON SEPTEMBER 9, 2025, WERE APPROVED WITH CORRECTIONS.

DRAFT

Staff Report

Meeting Date: October 21, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title:
WITHDRAWN Public Hearing #PUD-2025-00057 for an Amendment to a Special Use Permit in the Nature of a Preliminary and Final Planned Development with Design Review and Sign Package Amendment for a Conditional Land Use, a new or used motor vehicle sales &/or storage lot, freestanding; request includes Modifications from City Code (2000-2060 Skokie Valley Road) **WITHDRAWN**

Consideration:
No action is necessary. The applicant has withdrawn this application - see the attached withdrawal email.

Attachments:
1. 2025.09.26 Applicant Withdrawal Email

Burhop, Karl

From: Alan H. Garfield <>
Sent: Friday, September 26, 2025 10:52 AM
To: Burhop, Karl; Fontane, Joel; Hoffmann, Patrick
Cc: Jack Frigo; mario@; Bruce Semersky; Zachary Hansen; semersky
Subject: Withdrawal of Application for Zoning Request re: 2000 Skokie Valley Road
Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL]

Dear Karl, as counsel to the Applicants 2000 SKV LLC and Semersky Enterprises, Inc. this email will confirm that we are withdrawing our present request for rezoning, currently scheduled for October 21.

Please note that it is our intention to reapply with a revised Application in order to meet the deadline of Oct 6 to be scheduled for the Nov 4 meeting. This would give us additional time to not only set up a community meeting but hopeful agreement from our PUD adjoining owners to overcome the Covenant questions, if necessary.

We again thank Staff for the help they have provided.

Best regards Alan

Alan H. Garfield
Garfield & Merel, Ltd.

440 West Randolph Street
5th Floor
Chicago, Illinois 60606

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Staff Report

Meeting Date: October 21, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: DES-2025-00075, Design Review, Sign Package, and Variations from the City Code (791-799 Central Ave.)

Consideration:
See attached report.

Attachments:
1. Staff Report 799 Central Ave
2. Attachment 1 - Revised Site & Landscape Plan
3. Attachment 2 - Aerial & Contextual Photos
4. Attachment 3 - Elevation Plans
5. Attachment 4 - Sign Package
6. Attachment 5 - Parking Calc. & Narrative
7. Attachment 6 - DRAFT COA - Keshet - 799 Central Avenue

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission ("***Commission***")

FROM: Community Development Department

DATE: for the October 21st, 2025 Commission meeting

RE: **DES-2025-00075, Design Review, Sign Package, and Variations from the City Code (791-799 Central Ave.)**

RECOMMENDATION:

Staff recommend the Commission carefully review the revised materials and discuss the proposed design changes. The Commission has directed Cert. of Approval to be drafted for this meeting, at its Sept. 16 meeting.

A Cert. of Approval is included as **Attachment 6**, that adopts the Design Review and Sign Package as proposed.

PROJECT SUMMARY:

Casey Burch (the "***Applicant***"), acting as an agent for Keshet (the "***Property Owner***"), proposes internal & external renovations to the existing structure located at 799 Central Ave. (the "***Property***"). The Applicant proposes the following changes:

- Increase the overall height of the height of the principal structure by 9'.
- A new entry way canopy at the principal entry way of the property owner's tenant space.
- 13 new windows along the eastern and western side of the property owner's tenant space.
- Two new storefront window assemblies along the northern side of the property owner's tenant space.
- Proposed changes to the existing parking lot which include: Removal of parking spaces in front of the eastern side of the property, new concrete in place of the removed parking spaces, new concrete knee walls, new planters, and new bollards.

The site is one tax parcel with frontage on Central Ave, and is located just west of the intersection of Green Bay Road & Central Ave. There are multiple tenants, each with their own principal use within the commercial shopping center. In addition, there is an existing onsite two story parking garage, which provides 182 parking spaces. There is no change of principal use proposed.

The Applicant is requesting review of the sign package, and staff will provide comments on this at the Commission meeting.

COMMISSION CONSIDERATION & CHANGES:

The Commission had its first consideration on Sept 16, and directed a Cert. of Approval to be drafted (6-0). The item was continued to the Oct 21 meeting.

- The following considerations are before the Commission:
  1. Design Review for the proposed improvements, including design, materials, landscaping, layout, and exterior lighting – see **Attachment 3**.
     a. A request to increase the height of the principal structure by 9'.
     b. Removal of existing parking spaces on the eastern side of the building.

c. Additional concrete walkway to be added to the eastern portion of the façade, with accompanying concrete knee walls, bollards, and landscape planters.

2. Sign Package.

a. Staff provided comments on 9/19 for applicant to review and revise the proposed sign package.

PROPOSED SIGN PACKAGE

The existing property does not currently have a sign package, however there is existing signage on the property. The proposed sign package will include 15 total signs (7 Wall, 2 Ground, 6 Window). The proposed sign package is included in **Attachment 4**

Total Wall Sign Area

- Existing: 77.3 Sq. Ft (4 Existing Signs)
- New: 259.2 Sq. Ft (3 Proposed Signs)
  - This includes three new proposed wall signs for Keshet & Forward Focus
- Proposed Total: Seven signs total, for 336.5 total square feet of wall signage. All signs to be Halo lit (by-right illumination).

NOTE: Sign Code Sec 150.2024 allows for 15% of the horizontal area or 100 Sq. Ft. per tenant, whichever is the lesser. In this case 100 Sq. Ft. would be the maximum allowed per tenant. This context is provided by way of comparison as to what would be allowed 'by-right'. Keshet will be a tenant, and there are six possible other tenants.

Total Ground Sign Area

- Existing: 60 Sq. Ft (1 Ground Signs)
- New: 18 Sq. Ft. (Forward Focus West Ground Sign)
- Total Change: Additional 18 Sq. Ft in total ground sign area, or 78 sq. ft. total. Non-illuminated.

STAFF REVIEW COMMENTS:

The Applicant should address the following questions:

1. Provide information regarding the Article 23 vehicular street frontage requirements applicability, per Sec. 150.2305(B)(2).
   - **The Applicant indicated that the building is about 70,000 gross sq. ft., and the portion being altered is 27,000 sq. ft., less than the 50% threshold.**
2. Provide count as to the net change on surface parking changes and verify no changes to the parking garage and garage parking space count. If parking spaces are being reduced then provide parking calculations for the site.
   - **Applicant has provided parking calculations in Attachment 5.**
   - **218 total parking spaces are provided onsite, 182 in the parking ramp and 37 surface parking spaces.**
   - **Several requirements are "As Determined by the Zoning Administrator". The Applicant has indicated their projection for required spaces and projects, per zoning code requirement and their projections, the highest number of spaces needed is 171 (round up).**
3. Verify if any new or changes will occur to rooftop or other mechanical equipment.
   - **Applicant has confirmed that no equipment changes shall occur on the roof of the building.**

4. Provide outline of vertical addition on landscaping plan and associated foundation landscaping along the west periphery of the addition.
    - **Applicant has provided revised site plan in Attachment 1**
5. Provide a landscaping island per Sec. 150.2220(C)(2) for the proposed 13-rows of parking.
    - **Applicant has revised the plan to show a proposed landscaping island in Attachment 1**
6. Dimension and verify 10' setback and 20' setback are met to the respective west and north property lines.
    - **Applicant verified 10+ dimension along the west. Addition is matching this compliant setback. The setback is nonconforming to the north, by approximately 0.06'. No changes are proposed along this side.**
7. Provide exhibit or revise existing elevation to indicate existing building compared to vertical addition.
    - **Applicant has provided existing elevations in Attachment 3.**
8. Provide the height clearance for the proposed canopy.
    - **Applicant has provided height clearance in Attachment 3.**
9. Modify site plan to provide 25.67' width drive aisles, per Sec. 150.808(D) and also dimension the width and depth of new parking spaces.
    - **Applicant has provided revised site plan in Attachment 1 and plans comply.**

BUILDING, USE, & SITE DESIGN:

The Applicant proposes a change in the overall height of the principal structure by 9'. A rendering and elevations have been provided in **Attachment 4**. As stated in the applicant's narrative, the overall footprint of the structure will not change, and the majority of the work will take place on the interior of the property.

- The existing use is a multi-tenant building with different principal uses.
- The facility has the following components
    - Six existing tenant spaces (sizes vary).
    - Existing two story parking garage.
- The Applicant confirmed that the majority of customer and tenant employee parking shall be in the existing parking garage. All ADA parking will be located outside of the parking garage and closer to the principal structure.

ZONING ANALYSIS:

The Property is zoned "B4-5 Service/Commercial". There are multiple principal uses within the shopping center.

Land Use.

Per Section 150.490 the land use Community and Recreation Center is listed with a "P" for a permitted and is an allowed use at this location, pursuant to appropriate regulations. The petitioner's current use is "Community and Recreation Center". The Applicant has indicated they may amend the use to "Institute for Special Education". That is also a permitted use in this district. The other uses list in Attachment 5 are also permitted.

Height.

The maximum allowed height in the B4-5 district for a principal structure is 51 feet. The proposed height after the addition will be 43 feet.

- Staff Comment: The proposal **complies** with B4-5 height requirements.

Off-Street Parking & Loading.

The Applicant follow-up and provided parking information for the site and proposed uses. The indicate by zoning the max. requirement is 145, and 218 parking spaces are provided. They indicate by occupancy count the most needed would be 100 plus 95 for special events for the proposed Keshet use. Eight of the surface parking space being provided are ADA and located closest to the entrance.

STANDARDS OF APPROVAL:

The applicant has submitted a (1) Sign Package and (2) Design Review. The following provide the standard of review for this consideration. The Commission must consider all the standards and all standards must be met, as appropriate and indicated in the below sections of City Code.

Chapter 176, ARTICLE II. - DESIGN REVIEW STANDARDS

Sign Package Standards. – ARTICLE XX SEC 150.2030

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:

This project is subject to the provisions in Chapter 176 of the City Code, "Design Review." These include the following:

(A) Site Plan.

(1) The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.

(2) Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.

(3) Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.

(4) Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.

Staff Comment & Review:

- Landscaping plan has been revised to conform with applicable code Sec 150.2220

(B) *Site Treatment.*

(1) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.

(2) Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.

(3) Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.

(4) Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.

Staff Comment & Review: The proposed concrete walkways for pedestrians are separated from the vehicular use area by concrete knee walls and bollards.

(C) Building Design.

(1) Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.

(2) Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.

(3) Building materials shall be durable and conducive to easy maintenance and upkeep.

(4) Mechanical or other utility equipment.

(a) Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.

(b) Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.

(5) Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.

Staff Comment & Review: The Applicant is not proposing any new mechanical or utility equipment

(D) Lighting.

(1) Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.

(2) Light sources shall be shielded from view from public rights-of-way and residential districts.

(3) Light poles located within a Vehicular Use Area shall be located between parking spaces.

(4) Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.

Staff Comment& Review: Applicant has indicated no changes, and all existing lighting shall remain as is.

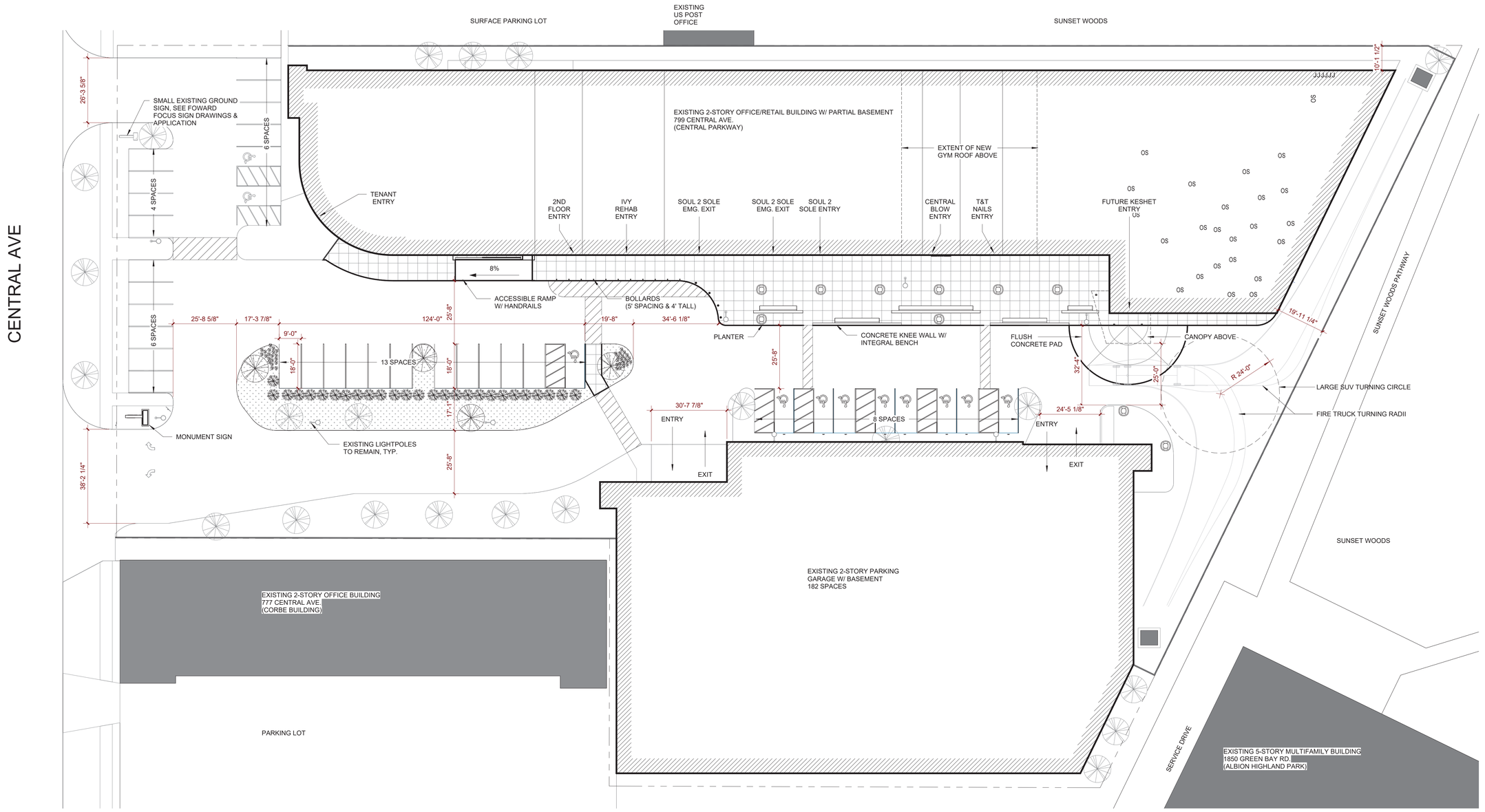
(F) *Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

CITY DEPARTMENT COMMENTS:

The following provides summary comments from City staff.

- *Public Works - Forestry Unit:*
  - "Arrowwood Viburnum (or any varietal thereof), Red Twig Dogwood, or Grey Dogwood would be typical. New Jersey Tea could also work. That said, they are dozens of shrubs that would be a good fit as screening, but do not have the invasive tendencies of Euonymus."

    Applicant has spoken directly with Forestry
- *Public Works - Engineering Division:* No comments.
- *Fire Department and Building Division:* Permit required.



SITE LEGEND

- NEW STRIPED LOADING ZONES & CROSSWALKS
- NEW SIDEWALK
- NEW GRASS

NOTES:

1. NEW ADDITION WILL NOT INCREASE GSF OF THE BUILDING.

ONSITE PARKING

- 182 GARAGE PARKING SPACES
- 36 SURFACE PARKING SPACES
- 218 PARKING SPACES TOTAL (INCLUDING 11 ADA SPACES)
- TOTAL PARKING COUNT IS LESS THAN 3.33 SPACES PER 1,000 SF AS OUTLINED BY 150.505(B)(4) AS ((72,000 SF/1,000 SF)*3.33=240 SPACES)

0 10' 20' 40'

N

SITE PLAN

Keshet

THE JUSTIN COE CENTER AT KERSTEN CAMPUS

799 CENTRAL AVE, HIGHLAND PARK, IL 60035

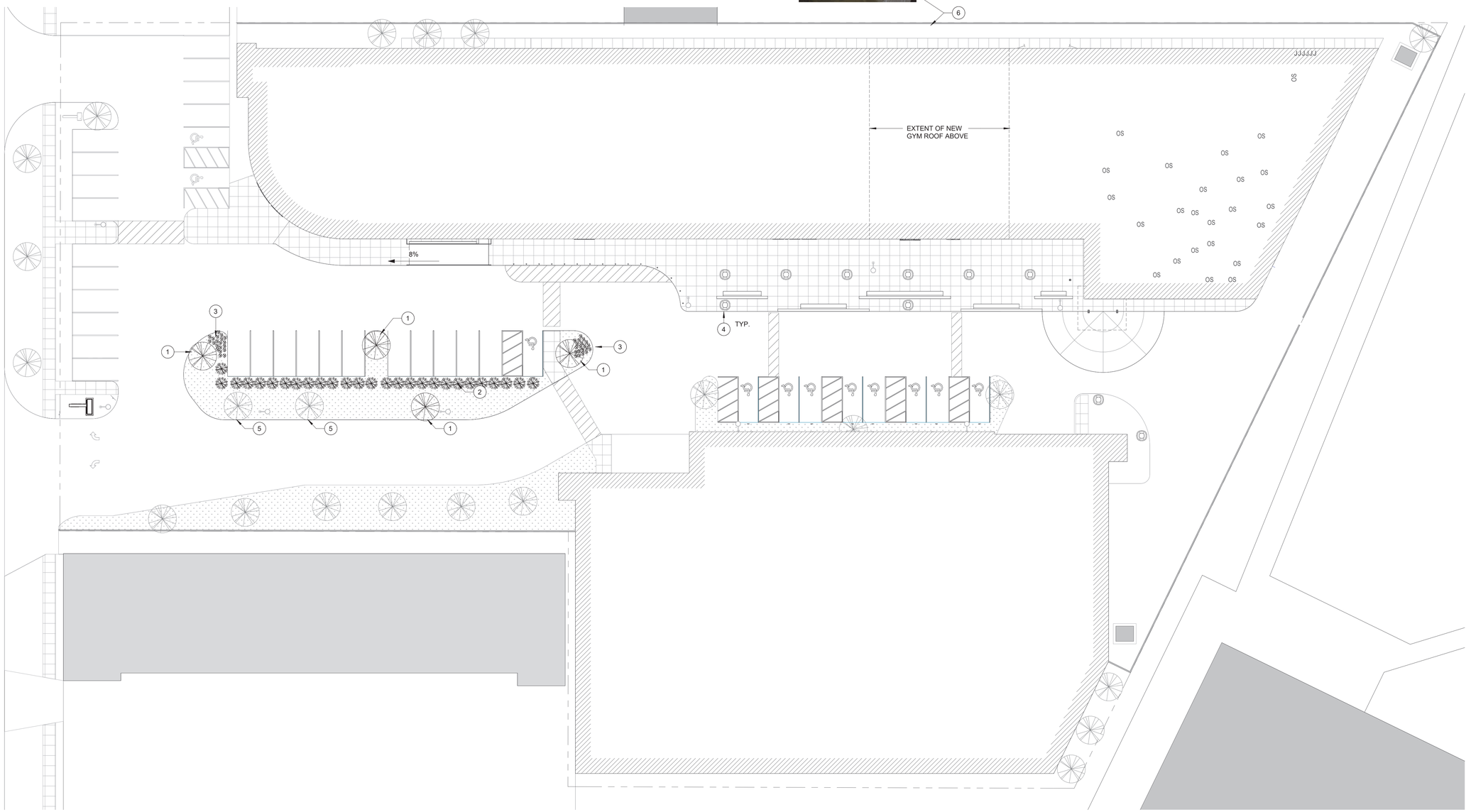
10/21/25

LCM ARCHITECTS

LANDSCAPE KEYNOTES

1 GLEDITSIA TRIACANTHOS 'SKYLINE' (SKYLINE HONEYLOCUST)
2 27 CORNUS SERICEA (RED TWIG DOGWOOD)
3 20 HEMEROCALLIS 'STELLA DORO' (YELLOW DAYLILY)
4 PLANTER (BOD: LANDSCAPE FORMS LARKSPUR)
5 EXISTING GLEDITSIA TRIACANTHOS 'SKYLINE' (SKYLINE HONEYLOCUST)
6 EXISTING LANDSCAPING & EXISTING FENCING ON WEST SIDE TO REMAIN

NOTE: LANDSCAPING OUTSIDE OF NEW TRAFFIC ISLAND TO REMAIN



0 10' 20' 40'

LANDSCAPE PLAN

N

Keshet

THE JUSTIN COE CENTER AT KERSTEN CAMPUS

799 CENTRAL AVE, HIGHLAND PARK, IL 60035

10/21/25

LCM ARCHITECTS

FROM CENTRAL AVE LOOKING NORTH

FROM CENTRAL AVE LOOKING WEST

FROM CENTRAL AVE LOOKING SOUTH

FROM KESHET DRIVE ENTRY

CONTEXT PHOTOGRAPHS

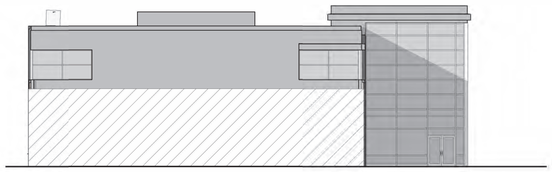
N

SUNSET WOODS
KESHET OCCUPANCY
833 CENTRAL AVE.
(US POST OFFICE)
799 CENTRAL AVE.
1850 GREEN BAY RD.
(ALBION HIGHLAND PARK)
799 CENTRAL AVE.
PARKING GARAGE
CENTRAL AVE.
777 CENTRAL AVE.
(CORBE BUILDING)
SUNSET FOODS
PARKING LOT

AERIAL

6 NORTH ELEVATION

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



5 INNER SOUTH ELEVATION

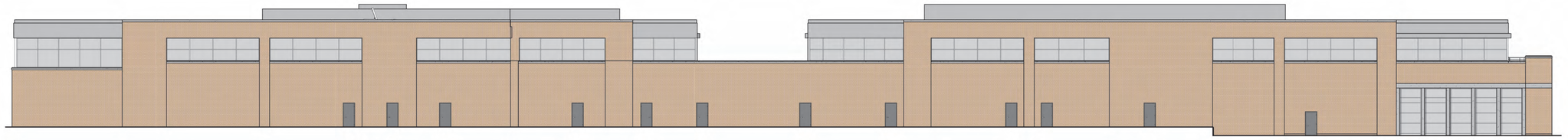
SCALE: 1/16" = 1'-0"

4 INNER NORTH ELEVATION

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

3 SOUTH ELEVATION

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



2 WEST ELEVATION

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

1 EAST ELEVATION

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

0 8' 16' 32'

OVERALL EXTERIOR ELEVATIONS (EXISTING)

Keshet

THE JUSTIN COE CENTER AT KERSTEN CAMPUS

799 CENTRAL AVE, HIGHLAND PARK, IL 60035

10/21/25

LCM ARCHITECTS

6 NORTH ELEVATION

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

5 GYM SOUTH ELEVATION

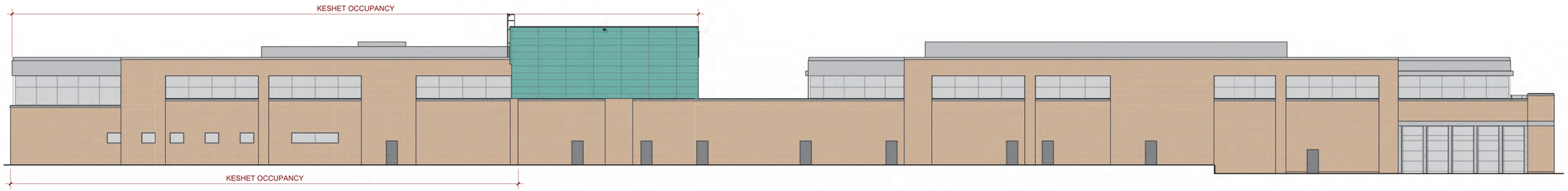
SCALE: 1/16" = 1'-0"

4 INNER NORTH ELEVATION

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

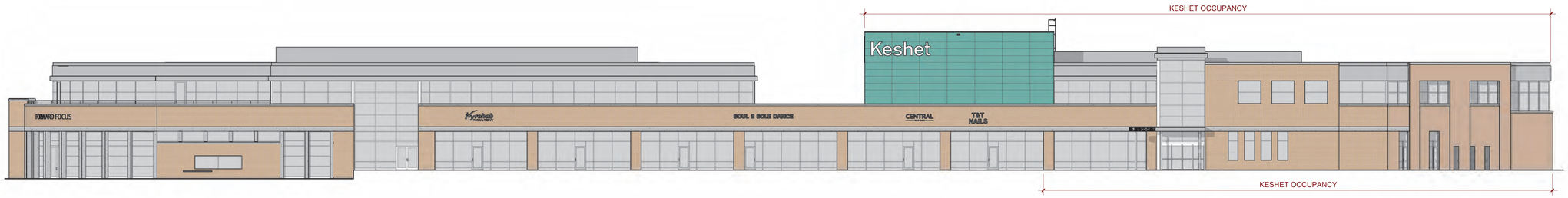
3 SOUTH ELEVATION

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



2 WEST ELEVATION

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



1 EAST ELEVATION

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

0 8' 16' 32'

OVERALL EXTERIOR ELEVATIONS (NEW)

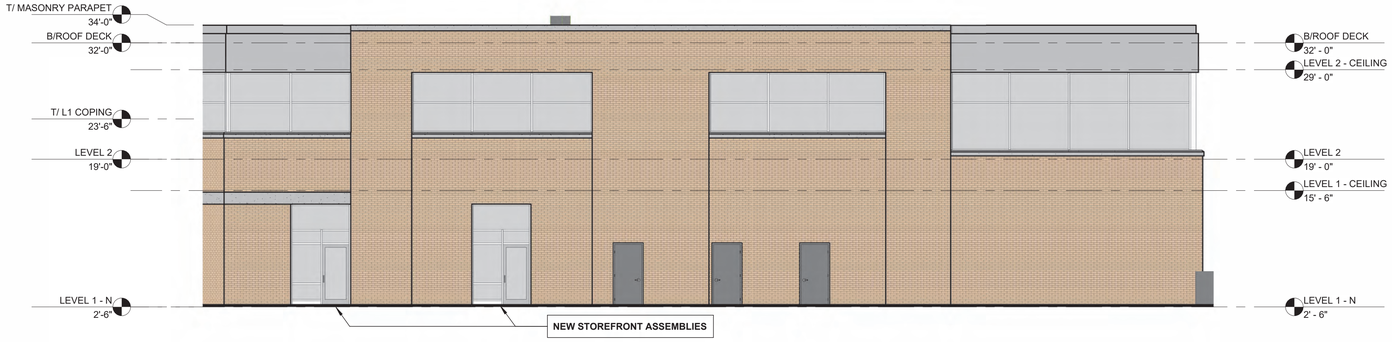
Keshet

THE JUSTIN COE CENTER AT KERSTEN CAMPUS

799 CENTRAL AVE, HIGHLAND PARK, IL 60035

10/21/25

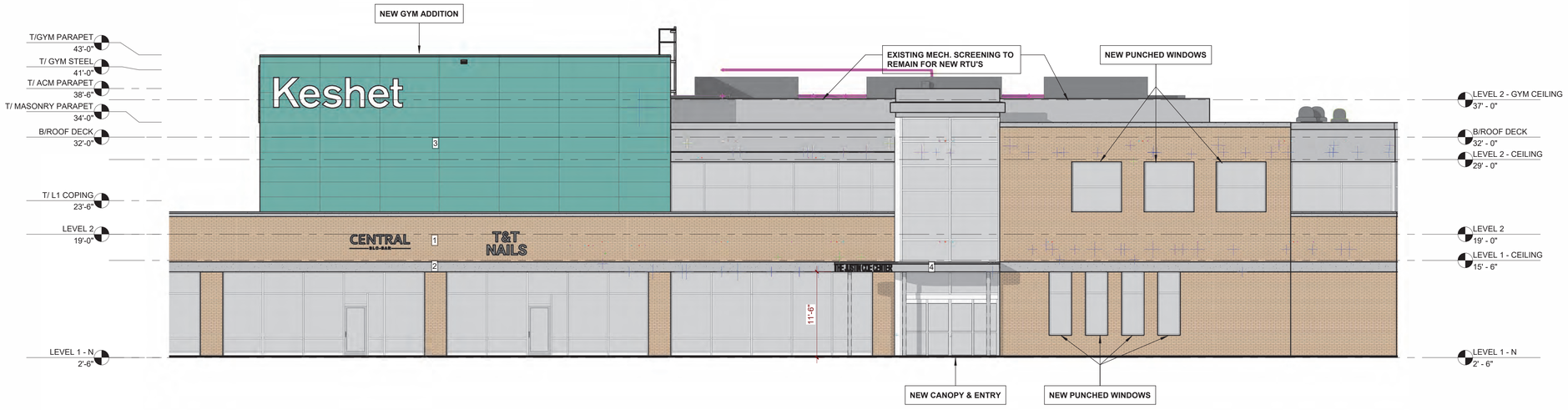
LCM ARCHITECTS



2 ENLARGED NORTH ELEVATION (PR)

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

EXTERIOR FINISH KEY			
NO.	**MATERIAL**	**NO.**	**MATERIAL**
1	BRICK COLOR: TO MATCH EXISTING	3	ACM PANEL B.O.D.: ARCONIC RAYNOBOND STYLE: OPEN JOINT TEXTURE: SMOOTH COLOR: COPPER PATINA PAINT
2	CAST STONE COLOR: TO MATCH EXISTING		
		4	ACM PANEL B.O.D.: ARCONIC RAYNOBOND STYLE: OPEN JOINT TEXTURE: SMOOTH COLOR: CLEAR ANODIZED TO MATCH EXISTING



1 PARTIAL EAST ELEVATION (PR)

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

0 4' 8' 16'

PARTIAL EXTERIOR ELEVATIONS

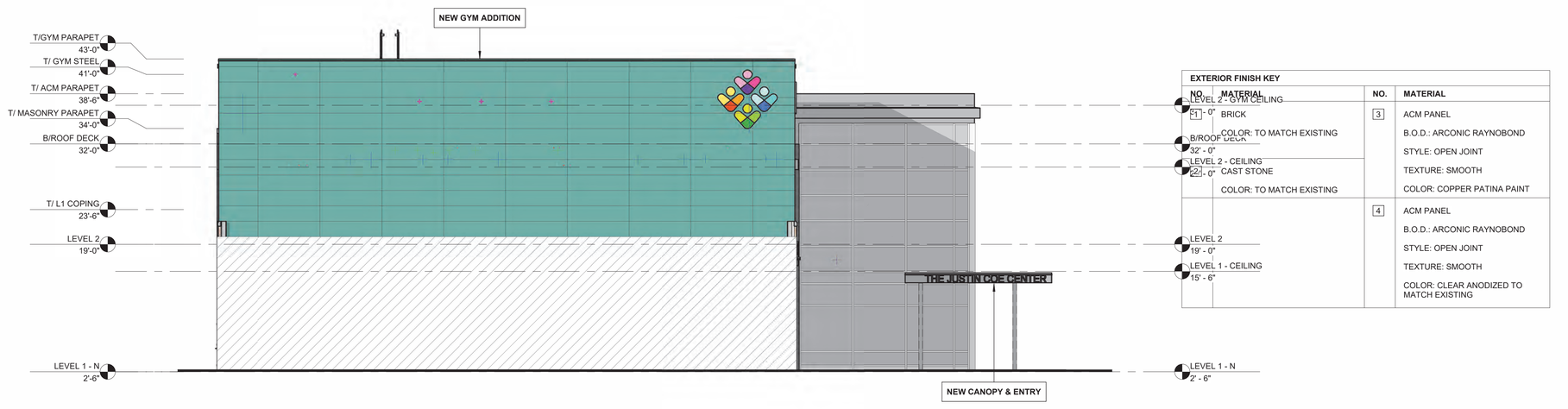
Keshet

THE JUSTIN COE CENTER AT KERSTEN CAMPUS

799 CENTRAL AVE, HIGHLAND PARK, IL 60035

10/21/25

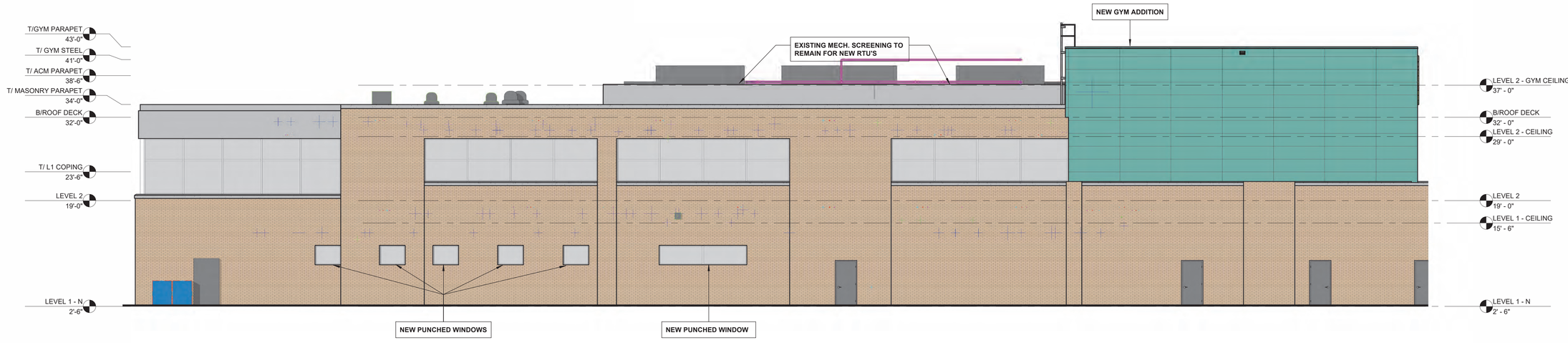
LCM ARCHITECTS



EXTERIOR FINISH KEY			
NO.	MATERIAL	NO.	MATERIAL
1	BRICK COLOR: TO MATCH EXISTING	3	ACM PANEL B.O.D.: ARCONIC RAYNOBOND STYLE: OPEN JOINT TEXTURE: SMOOTH COLOR: COPPER PATINA PAINT
2	CAST STONE COLOR: TO MATCH EXISTING	4	ACM PANEL B.O.D.: ARCONIC RAYNOBOND STYLE: OPEN JOINT TEXTURE: SMOOTH COLOR: CLEAR ANODIZED TO MATCH EXISTING

2 ENLARGED GYM SOUTH ELEVATION (PR)

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



1 PARTIAL WEST ELEVATION (PR)

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

0 4' 8' 16'

PARTIAL EXTERIOR ELEVATIONS

Keshet

THE JUSTIN COE CENTER AT KERSTEN CAMPUS

799 CENTRAL AVE, HIGHLAND PARK, IL 60035

10/21/25

LCM ARCHITECTS

799 Central Ave – Signage Standard

This Standard has been established for the purpose of assuring uniform signage to enhance the project's visual impact to the public and for the mutual benefit of all tenants. Conformity for all new leases after adoption of this Standard will be strictly enforced. Existing signage does not need to be modified to comply with this standard. Modifications to existing signage after the date of adoption shall conform with this standard subject to terms of any existing leases that shall govern. Nothing in this standard is intended to waive or modify any requirements of the City of Highland Park, IL. The tenant remains responsible for fully complying with all statutory requirements.

A. GENERAL REQUIREMENTS

1. Tenant shall be responsible for the fulfillment of the requirements of this standard.

2. Tenant shall submit for Landlord's approval plans and specifications indicating the signs, including all lettering and/or graphics. Prior to sign fabrication, Tenant shall submit to Landlord drawings and specifications, in hard copy and electronic format, including samples of materials and colors, for all proposed sign work. The drawings shall clearly show the location of all signs and openings for conduit sleeves and supports and shall indicate all construction and attachment details. Full information regarding electrical load requirements and brightness in foot-candles shall also be included. Within a reasonable time after the receipt of such drawings and specifications, Landlord shall provide to Tenant its approval and/or any suggested modifications thereof, and if Tenant shall fail to take exception thereto by written notice to Landlord given within ten (10) days from Tenant's receipt of the suggested modifications from Landlord, Tenant shall be deemed to have agreed to and approved all such suggested modifications.

3. All permits and/or approvals by governing authorities for signs and their installation shall be obtained by the Tenant or its representative, at Tenant's expense. Tenant shall submit sign drawings bearing Landlord's prior written approval to governing authorities with permit application.

4. One wall sign is permitted for each ground floor tenant. Tenant's primary signs shall be store identity (corporate or official trade name) signs only, shall be placed on the facade directly above the individual storefronts and shall be restricted to an area centered on the facade or as otherwise directed by the Landlord.

5. Fascia signs shall be completely installed and operating by the day Tenant opens for business. In the event Tenant's permanent fascia signage is not completed and operating within thirty (30) days after Tenant opens for business, commencing on the thirty-first (31st) day and continuing until the signage is completed and operating, Tenant shall pay damages to Landlord at the rate of fifty percent (50%) of the Minimum Annual Rent, on a per diem basis.

6. A single sign for each second-floor tenant shall be located on the glass to the right of the double door entry Tenant's sign shall be an identity (corporate or official trade name) sign only and shall be die cut vinyl or decal application lettering not to exceed more than 240 square inches with lettering not to exceed six inches in height.

7. Space for five to six tenant's names is provided on the monument sign at the north entry of the site. The southernmost ground floor tenant is allowed exclusive use of the south entry monument sign with design approval from the owner. Larger tenants, at the Landlords discretion, will be allowed to use one-half or the full top half of the sign, other tenants will be allowed to use one of the four spaces below. Use of spaces and location within the monument sign is entirely at the discretion of the Landlord. Tenant's sign shall be an identity (corporate or official trade name) sign only and shall be black against the silver of the monument sign paneling.

B. DESIGN REQUIREMENTS

1. All Tenant identification signs shall be subject to the prior written approval of the Landlord and the City of Highland Park, IL.

2. Wording of signs shall not include the product nor goods nor services (and the like) sold. The use of logos, decorative sculpture, coat of arms, shields, or other such logos will not be permitted, except as hereinafter described.

3. Tenant's primary signs letters shall be three dimensional, individual pin mounted fabricated reverse channel lit letters, internally illuminated (backlit – halo type) with L.E.D. lighting.

4. Tenant's primary sign shall be constructed of aluminum channels and faces. No light or property thereof that illuminates the face of the letter from the inside of the channel letter will be allowed. Color of channels and faces to be as directed by Landlord. Clear faces or faces with any level of light transparency are not allowed. Face of letter shall be flush with the channel.

5. Tenant's primary signage may be all upper case or a combination of upper and lower case letters and shall not exceed 18 inches in letter height. Lettering shall be center justified vertically in brick area above tenant's storefront.

6. Signs shall be center justified horizontally on tenant entry door. Length shall not exceed 70% of leasehold width. In addition, the overall size of the sign shall not exceed the greater of 100 square feet or 15% of the horizontal area of the facade that incorporates the main entrance of the premises upon which the sign is located. Spacing of letters beyond a company's standard font kerning will not be allowed.

7. Letter style will be the choice of the Tenant, but the Landlord will review and approve. Any alternate letter style shall be submitted to Landlord for approval.

8. Signage differing from these criteria will require written approval of all governing authorities, if required under applicable law.

C. GENERAL SPECIFICATIONS

1. No animated, moving action, flashing or audible signs will be permitted.

2. No face illuminated, Plexiglas, spot lighted, panel face exposed lamps, or visible neon tubing will be permitted.

3. All signs shall bear the U.L. label and their installation shall comply with all governing building and electrical codes, and any criteria set forth in this Exhibit.

4. No exposed raceways, crossovers, or conduits will be permitted.

5. All conductors, transformers, disconnects and other equipment shall be concealed. At parapets, a painted sheet metal raceway shall conceal all equipment at the back side of the parapet wall at all fascia signs and any roofing penetrations shall be completed by a roofing contractor certified by the roofing membrane manufacturer. If there is a current warranty on the roof, the roofing contractor shall obtain from the manufacturer and provide to the Landlord written documentation that the warranty remains fully in force after the completion of any roofing modifications.

6. Disconnect for Tenant signage will be located concealed in a location approved by the Landlord, so as not to be visible on sign fascia, if in accordance with code.

7. All exposed metal returns, mounting brackets, fastening devices, and any trim caps for letters shall be uniform in color and must be black or dark bronze in color.

8. No additional free standing signs will be permitted.

9. Electrical service to all signs shall be on Tenant's meter.

10. Sign illumination shall be controlled. Tenant shall provide proposed hours of operation for the Landlord's approval as part of the plans and specifications referenced in A.2. above.

D. ON-SITE INFORMATIONAL SIGNAGE

1. Tenant will be permitted to place upon each entrance of its Premises not more than 144 square inches of die cut vinyl or decal application lettering not to exceed two inches in height, indicating store address number, hours of business, emergency telephone numbers, etc. Color to be approved by Landlord.

E. MISCELLANEOUS SPECIFICATIONS

1. Floor signs, neon signs, etc., visible from outside the Tenant's space, but within the Tenant's lease line in its storefront, are prohibited unless approved in writing by Landlord.

2. Except as provided herein, no advertising placards, banners, pennants, names, insignias, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of the building or storefront.

3. All signage, its installation and removal, and restoration of the sign fascia will be by Tenant at Tenant's expense.

4. Tenant's sign contractor will be required to post a $1,000 deposit with Landlord prior to installing signs. The deposit will cover costs for brick repair or incorrectly installed signage.

799 Central Avenues Signage Standard Adoption Date is _____.

GYM ADDITION RENDERING - DAY

GYM ADDITION RENDERING - NIGHT

Keshet

THE JUSTIN COE CENTER AT KERSTEN CAMPUS

799 CENTRAL AVE, HIGHLAND PARK, IL 60035

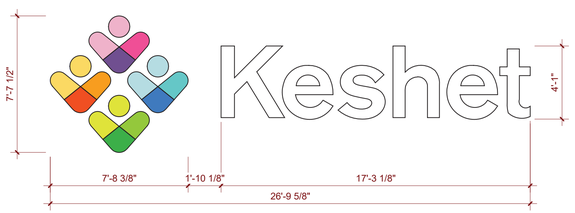
09/04/25

N

LCM ARCHITECTS

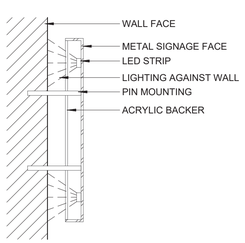
KESHET SIGN SCHEDULE

TYPE	LENGTH	HEIGHT	AREA (SF)	ILLUMINATION
GYM WALL SIGN EAST	7'-8"	7'-7.5"	59	HALO LIT
GYM WALL SIGN NORTH	17'-3"	4'-1"	70.5	HALO LIT
CANOPY SIGN	17'-5.5"	1'-0"	18	HALO LIT
MONUMENT SIGN	6'-0"	4'-2"	9	HALO LIT



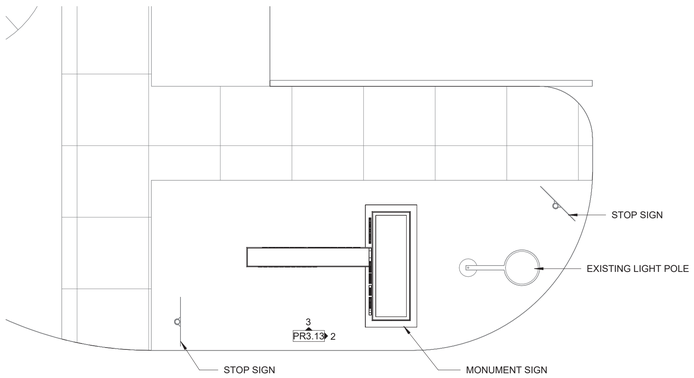
NOTES:
1. LOGO ON SOUTH ELEVATION & TEXT ON WEST ELEVATION
2. +38' AFF TO TOP OF SIGN
3. BERTHOLD AKZIDENZ GROTESK TYPEFACE
4. ALUMINUM LOGO & LETTERS, FLOUROPOLYMER FINISH
5. HALO ILLUMINATED
6. SIGN AREA: 129.5 SF

NOTES:
1. +12'6" AFF TO TOP OF SIGN
2. ALUMINUM LETTERS, FLOUROPOLYMER FINISH
3. ROBOTO REGULAR TYPEFACE
4. HALO ILLUMINATED
5. SIGN AREA: 18 SF



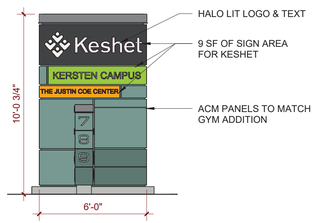
4 GYM SIGN DETAIL

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



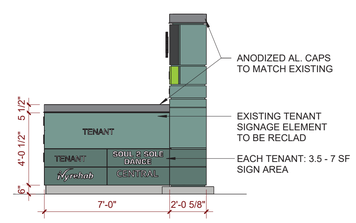
5 ENTRY CANOPY DETAIL

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



6 HALO LIT SIGNAGE DETAIL (TYP.)

SCALE: 3" = 1'-0"



1 MONUMENT SIGN ENLARGED PLAN

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

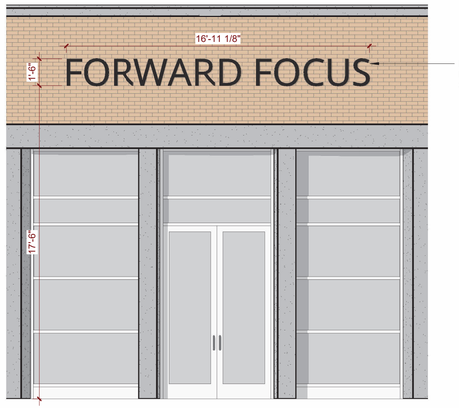
2 MONUMENT SIGN - SOUTH ELEVATION

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

3 MONUMENT SIGN - EAST ELEVATION

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

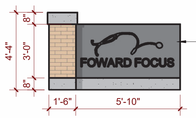
SIGNAGE DETAILS



NEW HALO LIT SIGN, 25 SF, PART OF FRONT TENANT SIGNAGE PERMIT

5 SIGN - FOWARD FOCUS

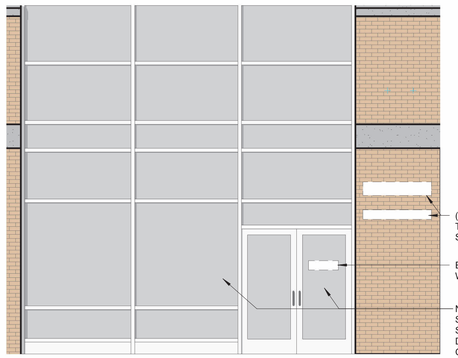
SCALE: 1/4" = 1'-0"



18 SF SIGN AREA ON EXISTING GROUND SIGN, LIT BY GROUND LIGHTS, PART OF FRONT TENANT SIGNAGE PERMIT

6 WEST GROUND SIGN

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



(2) EXISTING LEVEL 2 TENANT IDENTITY SIGNS, 3 SF EACH

EXISTING KESHET WINDOW SIGN, 1 SF

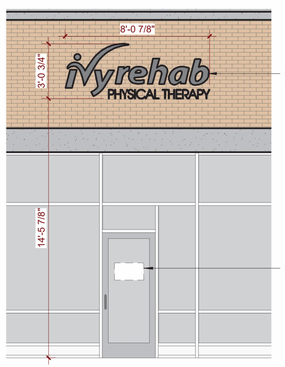
NEW LEVEL 2 TENANT SIGNS TO BE WINDOW SIGNS MOUNTED TO DOOR OR TO ADJ. GLAZING

7 SIGN - LEVEL 2 ENTRY

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

TENANT SIGN SCHEDULE

TYPE	LENGTH	HEIGHT	AREA (SF)	ILLUMINATION
IVYREHAB				
WALL SIGN	8'-0"	3'-0"	25	Y
WINDOW SIGN			1.5	N
MONUMENT SIGN	3'-6"	1'-0"	3.5	Y
SOUL 2 SOLE				
WALL SIGN	17'-2"	1'-2"	20	Y
WINDOW SIGN			1.5	N
MONUMENT SIGN	3'-6"	1'-0"	3.5	Y
CENTRAL BLO BAR				
WALL SIGN	7'-11"	1'-11.5"	16	Y
WINDOW SIGN			10	N
MONUMENT SIGN	3'-6"	1'-0"	3.5	Y
T&T NAILS				
WALL SIGN	3'-1"	5'-3"	16.3	Y
WINDOW SIGN			2	N
MONUMENT SIGN	3'-6"	1'-0"	3.5	Y
FOWARD FOCUS (PROPOSED)				
WALL SIGN	16'-11"	1'-6"	25	Y
WINDOW SIGN			2	N
GROUND SIGN	5'-10"	3'-0"	18	Y
LEVEL 2 TENANT				
WINDOW SIGN (EACH)			3	N

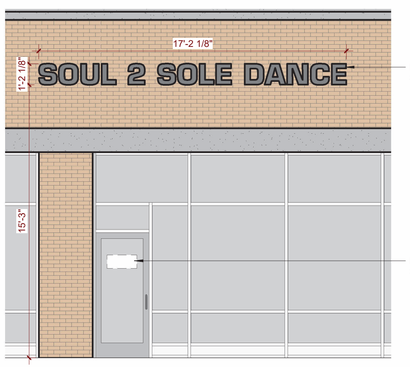


EXISTING BACKLIT SIGN, 25 SF

EXISTING WINDOW SIGN, 1.5 SF

1 SIGN - IVY REHAB

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

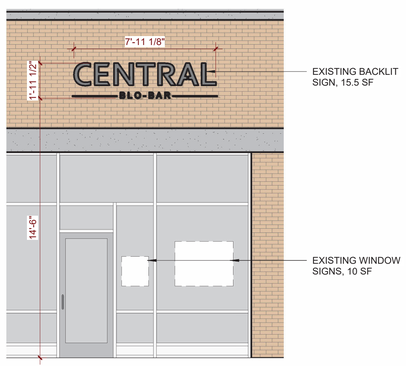


EXISTING BACKLIT SIGN, 20 SF

EXISTING WINDOW SIGN, 1.5 SF

2 SIGN - SOUL 2 SOLE

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



EXISTING BACKLIT SIGN, 15.5 SF

EXISTING WINDOW SIGNS, 10 SF

3 SIGN - CENTRAL

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

EXISTING BACKLIT SIGN, 16.3 SF

EXISTING WINDOW SIGN, 2 SF

4 SIGN - T&T NAILS

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

NOTE:
SEE SEPARATE DOCUMENT FOR SIGANGE STANDARDS.

EXISTING & NEW TENANT SIGNAGE

799 CENTRAL PARKING CALCULATION

USE	REQUIREMENT	PERSON OR SF PROVIDED	# OF SPACES REQUIRED	COMMENTS
INSTITUTION FOR SPECIAL EDUCATION (KESHET)	AS DETERMINED BY THE ZONING ADMIN. (SEE TABLE BELOW)	N/A	100.00	Typical Day Program Use has highest use
DANCING OR MUSIC ACADEMIES (SOUL 2 SOLE)	AS DETERMINED BY THE ZONING ADMIN.	N/A	15.00	
MEDICAL OFFICES (IVY REHAB & FUTURE TENANT)	4.11 SPACES PER 1,000 SF GFA	9,202	37.82	
ANY OFFICE IN B4-5 (LEVEL 2 SOUTH OFFICES)	2.5 SPACES PER 1,000 SF GFA PAST FIRST 2,000 SF	7,586	13.97	
BEAUTY SHOPS (CENTRAL BLO & T&T NAILS)	2 PER TREATMENT STATION, NOT LESS THAN 4 PER 1,000 SF GFA	2,436	4.00	
PARKING SPACES			170.79	
15% REDUCTION DUE TO BUS ROUTE PROXIMITY	ARTICLE VIII, SECTION 150.804 (C)(4)(a)		**145.17**	
PARKING SPACES PROVIDED		**200 to 219**		
KESHET OCCUPANCY CALCULATION AS "INSTITUTION FOR SPECIAL EDUCATION"				
OCCUPANCY COUNT	**PERSONS / SEATS**	**MULTIPLIER**	**# OF SPACES CALCULATED**	**COMMENTS**
HIGHEST USE OCCUPANCY - TYPICAL DAY PROGRAM				
Actual Occupancy				
Participants	53	0.00	0	Participants do not drive to the facility
Staff	68	1.00	68	
Visitors / Parents	25	1.00	25	
Possible Future Growth				
Participants	67	0.00	0	Participants do not drive to the facility
Staff	7	1.00	7	
Visitors / Parents	0	1.00	0	
TOTAL	**220**		**100**	
SPECIAL EVENT OCCUPANCY				
GYM EVENT OCCUPANCY (based on actual seating layout)	275	0.33	91	0.25 to 0.33 range based on cultural, recreation, or entertainment use
BUILDING STAFF	4		4	
TOTAL			**95**	

799 CENTRAL AVE. - KESHET PROGRAMS 7 OCCUPANCY

Keshet creates a community of belonging where people of all abilities learn, play, work, live and grow together. Programing will be held at the building all year Sunday through Fridays. Programming is not scheduled on Saturdays, or on Friday afternoons in the winter months due to the Sabbath. Some MyLife participants could use the facilities on Saturday. The following Keshet programs will use the 799 Central Ave. building:

Adult Day Program (GADOL) provides services supporting adults in the areas of residential support, day program support, and employment support. The program is designed to have participants involved in the community through various activities and employment. Participants all have intellectual disabilities, physical disabilities range from independently ambulatory to full support needed.

GADOL program hours are Monday through Friday from 9:00 AM to 2:30 PM, staff for the GADOL program are in the building from 8:30 AM to 3:30 PM. The program's intent is that participants are out in the community as often as possible.

Participants are from 22 years old to forever, they do not drive to the 799 Building, they would be transported in small vans or buses to and from the building and to and from activities and their employment locations. There are currently 46 program participants. The GADOL program has 22 full time employees and 4 part time employees.

The goal is to grow the program to 100 participants by 2028, staff could increase by 6-7 employees as the program grows.

The GADOL program has been operating at another space in the building since 2024.

Transitions Program serves participants from 18-22 by helping educate students whose school districts aren't able to accommodate their needs. The Transitions program moves participants toward independent life after age 22.

Hours of operation 8:30 AM to 2:30 PM, Monday through Friday.

Current planning is for 7 participants. The Transitions program has 7 full time employees and 10 part time employees.

The Transitions program could grow to 16 - 20 participants.

GADOL and Transitions have home base spaces within the facility and will use the specialized program spaces throughout the building like the classroom and gymnasium space for programming and activities.

Recreation Programs are open to Keshet participants as well as kids and teens of all abilities and will use the 799 Central Ave. classrooms and specialized spaces for programs and activities.

Programs are offered after school and evenings and during the day over school break periods. With the new building the goal is to provide after school programming 5 days/week from 3:00 PM to 7:00 PM. During school breaks, summers, and Sundays Recreation programs would run from 9:30 AM to 4:00 PM. Also, during the summer, camp programs would use parts of the facility during inclement weather.

799 CENTRAL AVE. - KESHET PROGRAMS 7 OCCUPANCY

Recreation programs are for all ages (3 to forever) and include after-school activities for about 75-100 participants per week and camps during the summer for 100 individuals per week. Participants do not drive to the 799 Central Ave. building.

The Recreation program has 7 full time employees and 2 part time employees.

Sunday School / SOAR Program participants are dropped off; there are no drivers. The SOAR program has 30 participants and 10 staff on Sunday Mornings.

Business Office will be located at 799 Central Ave. There is a full-time staff of 17 and 4 hoteling stations for staff located at other facilities.

Other Keshet Programs not at 799 Central Ave. Building: offsite community based programs will continue to be held in the community. Education programs at Solomon Schecter Day School and Ida Crown Jewish Academy will remain at those locations. Camp programs will continue to be at off-site camp locations. The MyLife residential program is expanding with the addition of residential homes in Highland Park. MyLife residents are GADOL participants. Some MyLife houses are within walking distance of the 799 Central building.

On the attached pages examples are provided of building occupancy by participants and staff at various times of the week and year including anticipated program growth.

799 CENTRAL AVE. - KESHET OCCUPANCY – TYPICAL SCHOOL DAY

799 CENTRAL AVE. - KESHET OCCUPANCY			
Typical Day Programs	**Participants**		**Staff / Visitors**
Day Programs			
GADOL	46		26
Transitions	7		17
Office Staff			21
Building Staff			4
Recreation Programs - After School	N/A		N/A
Recreation Programs - Non-school days	N/A		N/A
Café / Living Room Visitors			15
Parents / Visitors			10
Current Total	**53**		**93**
Future Growth			
GADOL	54		7
Transitions	13		0
Possible Future Total	**120**		**100**

799 CENTRAL AVE. - KESHET OCCUPANCY – AFTER SCHOOL HOURS

799 CENTRAL AVE. - KESHET OCCUPANCY			
After School Hours	**Participants**		**Staff / Visitors**
Day Programs			
GADOL	15		0
Transitions	0		0
Office Staff			21
Building Staff			4
Recreation Programs - After School	100		9
Recreation Programs - Non-school days	N/A		N/A
Café / Living Room Visitors			15
Parents / Visitors			10
Current Total	**115**		**59**
Future Growth			
GADOL	18		0
Transitions	13		0
Possible Future Total	**146**		**59**

799 CENTRAL AVE. - KESHET OCCUPANCY – NON-SCHOOL DAYS

799 CENTRAL AVE. - KESHET OCCUPANCY			
Non-School Days	**Participants**		**Staff / Visitors**
Day Programs			
GADOL	46		26
Transitions	0		0
Office Staff			21
Building Staff			4
Recreation Programs - After School	N/A		N/A
Recreation Programs - Non-school days	100		9
Café / Living Room Visitors			20
Parents / Visitors			10
Current Total	**146**		**90**
Future Growth			
GADOL	54		7
Transitions	13		0
Possible Future Total	**213**		**97**

799 CENTRAL AVE. - KESHET OCCUPANCY			
Summer	**Participants**		**Staff / Visitors**
Day Programs			
GADOL	46		26
Transitions	0		0
Office Staff			21
Building Staff			15
Recreation Programs - After School	N/A		N/A
Recreation Programs - Non-school days			
Recreation Programs - Summer	100		
Café / Living Room Visitors			0
Parents / Visitors			10
Current Total	**146**		**72**
Future Growth			
GADOL	54		7
Transitions	13		0
Possible Future Total	**213**		**79**

CERTIFICATE OF DESIGN REVIEW APPROVAL

Date Approved:	October 21st, 2025
Project Address:	799 Central Avenue (the "Property")
Applicant:	Alec Thornton (on behalf of Keshet)
Project Name / Description:	Design Review & Sign Package for Keshet

Application Summary

The Plan & Design Commission approved the Design Review for exterior alterations as shown in Attachments 1, 2 & 3 of the packet. Furthermore, the Commission approves the proposed Sign Package to allow the signage as specifically proposed in Attachment 4 of the packet. This proposal supersedes the prior signage regulations for the subject property.

Approved Plans:

- Approved Site & Landscaping Plan – per Attachment 1 in the posted packet for October 21, 2025
- Approved Elevations - per Attachment 3 in the posted packet for October 21, 2025
- Approved Sign Plans– per Attachment 4 in the posted packet for October 21, 2025

Approved Plans Attached.

See next page for notes and signature.

This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

_____

Anthony Mistretta

Planner I

Community
Development

REQUEST FOR PLAN & DESIGN COMMISSION ACTION

DATE REFERRED: for the October 21st Plan and Design Commission ("***Commission***")

ORIGINATED BY: Department of Community Development

SUBJECT: Design Review & Sign Package Amendment for 1200 Old Skokie Road (Lucid)

SUBJECT PROPERTY

Site Location: 1200 Old Skokie Road
Current Zoning: I – Industry
Applicant: Seth King (on behalf of Lucid Group USA, Inc.)
Property Owner: Jay Kam

DESCRIPTION

The applicant Seth King from Lucid, on behalf of the new tenant Lucid, is seeking to modify the façade and to modify the existing sign package for this multi-use structure. The primary address of the property is 1200 Old Skokie Road, although it is also addressed as 1200 Skokie Valley Road or 1200 Old Skokie Valley Road via different platforms. The building is a multi-use commercial structure with two other tenant spaces addressed 1230 and 1238 Old Skokie Valley Road, respectively. This space is located at the south end of the structure and was most recently occupied by Tesla. The applicant is applying for a design review for proposed exterior modifications to the southeast façade of the structure. The applicant is also proposing new signage that requires an amendment to the site's existing sign package. The property is located just south of where Old Deerfield Road and Old Skokie Road intersect. It runs parallel to US Highway 41. A sign package was originally approved for the property in 2013[1] and amended in 2015.

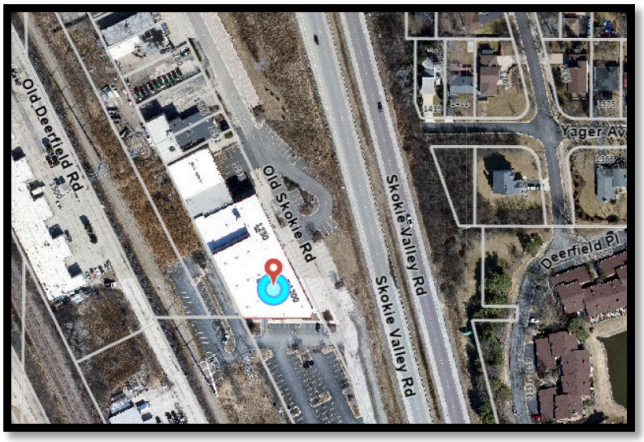


Figure 1: *1200 Old Skokie Road*

The applicant has brought forth a proposal to update the existing sign package to install additional signs past the previously-approved quantity. The signage proposal also includes an internally-lit monument sign exceeding the maximum height permitted, with a height of 18 ft. The proposal also includes incorporating an internally-lit polycarbonate façade facing Skokie Valley Road that requires Design Review approval. The changes consist mostly of like-for-like replacements (i.e. awning fabric, panel, and color swapping). The Applicant's narrative explaining the project and all of the proposed exterior changes is included as **Attachment 1**, which also provides an over view of the proposed changes from the existing sign package and a response to Chapter 176 Design Review Standards. The proposed sign package is included as **Attachment 2**.

PRIOR COMMISSION CONSIDERATION

The Commission considered the Design Review and sign package amendment at its Sep. 16, 2025 meeting (use the hyperlink to find that posting with staff report and the Applicant's exhibits). The Commission discussed the proposal and the sample materials that the Applicant team bought to the meeting. The Commission felt favorably of the polycarbonate façade materials and most of the signage. However, the

[1] See the existing sign package in **Attachment 3.**

Commission did question the necessity of illuminated graphic prints on the proposed ground sign facing Skokie Valley Road. The Commission cited possible safety concerns with illuminated graphic prints this close to US Highway 41 (distracted driving, illumination, etc.) and the fear of setting a precedent of illuminated graphic prints being incorporated into future sign proposals. Currently, no signage in Highland Park has utilized illuminated graphic prints, excluding restaurant reader board menu signs. The Commission also expressed concerns with illumination affecting residential properties across US Highway 41 and there was one comment of concern regarding the 18' ground sign structure height. The applicant responded to concerns in their updated narrative (*see **Attachment 1***) and also proposed an alternative ground sign option shown in their updated proposed sign package (*see **Attachment 2***). The alternative ground sign is the only change to the proposed sign package from the September 16th PDC meeting.

EXISTING SIGN PACKAGE

The sign package was approved in 2013 to include, at the time, a new tenant, Tesla (see **Attachment 3**). The sign package was amended in 2015 to include a wall sign for the new neighboring tenant located on the 2nd floor of the multi-tenant building, Elite Sports Therapy & Wellness (see **Attachment 4**).

The most recently approved sign package amendment for this structure allows the following signs:

- 1 wall sign on North facade
- 2 wall signs on South facade
- 5 wall signs on East façade

All signs on this site are wall signs and equals a total of 1,110 sq. ft. in total sign area.

PROPOSED MODIFICATION AMENDMENTS

The proposed amendment to the sign package will affect every façade except the west[2]. The proposal includes an overall increase in the proposed signage face area from 1,110 sq. ft. to 1,373.4 sq. ft. Two additional proposed wall signs and a new ground/monument sign contribute to the overall increase is for a newly proposed monument sign that has two sign faces angled towards northbound and southbound traffic on Skokie Valley Road, as seen in ***Figure 2***. The proposed ground sign structure is 18' tall by 10' wide. In **Attachment 2**, the applicant provided an example of a similar sign structure at a California Lucid dealership that depicts an illuminated graphic print.

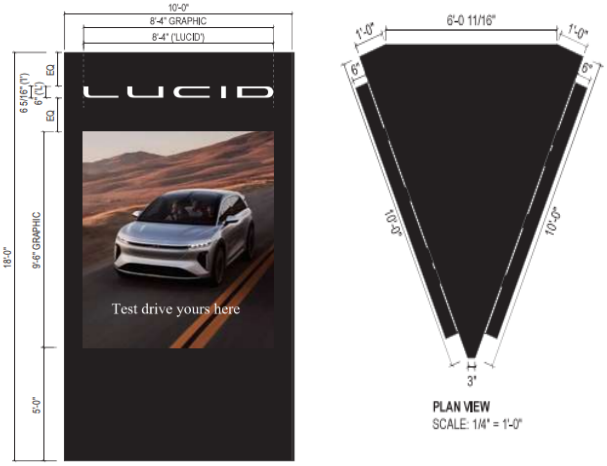


Figure 2**:** *Proposed ground sign (side and top view)*

Further, the Applicant listened to concerns raised by the Commission at the Sep. 16th meeting regarding the illuminated graphic print and proposed an alternative ground sign option (*see **Figure 3***) for consideration. This alternative option removes the illuminated graphic print from both sides and replaces it with a smaller brand image toward the bottom of the structure.

Figure 3*. Proposed Alternative ground sign (side views)*

[2] There are no signs on the west façade.

This alternative would be accompanied by a permanent 12' x 22' vehicle display platform. The ground sign structure for the alternative option is bigger (18' x 12') than the illuminated graphic print ground sign structure (18' x 10'). Also, the alternative structure option would not be "V" shaped like the illuminated graphic option and instead just a 12' long x 2' wide rectangular structure that's 18' tall. The rationale for the vehicle display platform would be to display a vehicle that otherwise would have been depicted in the illuminated graphic sign structure. However, the Applicant expressed that the illuminated graphic print sign structure is still their preferred option.

Both ground sign options are proposed in the same location along the eastern edge of the parking lot towards the middle. The parking lot is located directly south of the building. Each side of the proposed illuminated graphic ground sign structure sign is 180 sq. ft. but each side has approximately 85 sq. ft. worth of sign face area. The alternative ground sign option would only have 15.71 sq. ft. of sign face area. For the illuminated graphic print structure, each side of the ground sign will depict "Lucid" (5 sq. ft.) across the top of the sign in internally lit channel letters with white acrylic letters. The advertising signage below "Lucid" (approx. 85 sq. ft.) will continually change based on sales and Lucid promotional events. In the alternative option, the internally-illuminated "Lucid" is 6.71 sq. ft. with a 9' brand logo toward the bottom for 15.71 sq. ft. if sign face area. Per Sec. 150.2007(A)(3) of the sign code, internally-illuminated signs are permitted in this Industrial (I) zoning district.

Two new 90 sq. ft. vinyl wall signs are proposed on the east façade. Both signs are intended to display brand imagery and slogans. Both signs are non-illuminated. One 7 sq. ft. non-illuminated "Service" sign is the lone sign proposed for this tenant on the south façade. One wall sign on the south façade is already existing for BPC Sports Performance and Personal Training. The main 266.5 sq. ft. internally-illuminated wall identification sign on the ease façade contains internally-lit channel letters that appear black during the daytime and white at night with 15' x 6' dimensions. The sign is seen in ***Figure 4***.

Figure 4**:** *Proposed east elevation*

Also shown in ***Figure 4*** the applicant is proposing to install a white polycarbonate paneling material on the east side of the building. The polycarbonate (plastic) material is approximately 1,921 sq. ft. in area. The main identification will sign will be affixed directly to the polycarbonate panels without wire raceway. The applicant states in **Attachment 1** that the paneling will modernize the building aesthetic and provide a nice contrast with the existing dark grey building façade.

RESPONSES TO SEP. 16th COMMISSION DELIBERATION

The Commission had questions about the signage approved for other auto dealerships in the US Highway 41 corridor. Staff pulled the signage calculations from dealerships to find their total ground sign calculations including: Muller Subaru (1 sign at 33 sq. ft.), HP Ford & Lincoln (187 sq. ft. between two signs), Porsche Exchange (144 sq. ft. between three signs), Audi Exchange (64.56), and Genesis (177.14 sq. ft. between two signs). Lucid's illuminated graphic print option has 180 sq. ft. which is comparable to Genesis and HP Ford & Lincoln. The table of signage calculations is included as **Attachment 5**. None of the dealerships have illuminated graphic prints.

Additionally, the Commission expressed concerns with the ground sign's illumination affecting the residential properties across US highway 41. The residential properties are roughly 282 ft. from the location of the proposed ground sign. The non-illuminated white polycarbonate paneling is 391 feet from the closest

residential building. **Attachment 6** shows the northbound and southbound view of US Highway 41 from the location of the proposed sign. The sloped hills and vegetation would serve as a natural buffer to most illumination occurring on-site.
See the below sign breakdown of changes to the tenant space, formerly occupied by Tesla and now occupied by Lucid:

1. South façade wall sign: Proposed - One 1' x 6'-10.5" non-illuminated wall sign depicting "Service" – total 6.9 sq. ft.
    a. The existing sign is an 84 sq. ft. non-illuminated wall sign depicting Tesla logo
        i. Also visible from the East façade
    b. **AMENDMENT**: To reduce wall sign area by 118.1 sq. ft.
2. East façade wall signs:
    a. Proposed one 4' x 66'-7.438" wall sign depicting "Lucid" using internally-illuminated white acrylic letters – total 266.5 sq. ft.
    b. Proposed one 6' x 15' vinyl non-illuminated wall sign depicting a bear – total 90 sq. ft.
    c. Proposed one 6' x 15' vinyl non-illuminated wall sign depicting "Compromise Nothing" – total 90 sq. ft.
    d. The existing sign is an internally-illuminated 276 sq. ft. wall sign depicting "Tesla" with their logo '
    e. **AMENDMENT**: Add two additional wall signs to this façade and increase the east façade sign face area by 170.5 sq. ft.
3. Ground sign:
    a. Proposed option 1: one two-sided, aluminum ground sign that is 18' tall with 85 sq. ft. of sign face area (170 sq. ft. total) and illuminated "Lucid" letters and illuminated graphics that are interchangeable prints.
    b. Proposed option 2: one two-sided, aluminum ground sign that is 18' tall with illuminated 15.71 sq. ft. of sign face area and a 12' x 22' vehicle display platform.
    c. There is no existing ground sign.
    d. **AMENDMENT**: To add a ground sign (with potential vehicle display) to the east side of the property with the above listed characteristics.
4. Total Changes:
    a. Height of signs allowed:
        i. AMENDMENT: To allow one 18' tall wall sign to exceed the 15' height maximum for the Industrial "I" district
        ii. NOTE – no other proposed signs request height relief.
    b. Number of signs:
        i. AMENDMENT: To allow 2 additional wall signs and one new ground sign.
    c. Total sign area allowed for the tenant space:
        i. CURRENT SIGN PACKAGE: 1,110 sq. ft. to
        ii. AMENDMENT: 1,373.4 sq. ft.

iii. CHANGE: As increase of 263.4 sq. ft. in total sign area

iv. NOTE – Excluding the ground sign, the total wall signs' area increased from 1,110 sq. ft. to 1,203.4 sq. ft. for a total of 93.4 sq. ft.

d. Façade modification – incorporate white polycarbonate (plastic) material onto east façade facing Skokie Valley Road.

SIGN PACKAGES & STANDARDS

Sign packages are powerful tools because Section 150.2031 allows applicants to flexible design as part of a sign package proposal. Section 150.2030 of the Zoning Code establishes regulations for Sign Packages. They are a tool meant to "ensure that properties with multiple buildings, and buildings with multiple occupants or tenants, provide signage that is well designed and consistent throughout that building or property, while providing some flexibility in the design of the Signs that are approved through a Sign package."

Standards for Sign Packages

The Code provides the following standards by which to evaluate Sign Package proposals:

Section 150.2030(D): "No Sign package shall be approved by the Plan and Design Commission unless the Plan and Design Commission shall find that the Sign package incorporates Signage that is:

1. Unified and consistent throughout the building or property; and
2. Of a higher quality than would be otherwise required under the applicable Sign regulations; and
3. Compatible with the design and materials of the building or buildings, and consistent with the area surrounding the building or property.

ILLUMINATION REVIEW

- Internal illumination is allowed in the I zoning district.
  - The existing sign package required internally lit channel letters
  - The Applicant proposes internally-lit letters for large identification sign and ground sign.
  - The Applicant may also have ground mounted lighting, complying with Sec. 150.2007.

APPROVAL PROCESS

The Plan & Design Commission has approval authority over the sign package proposal and design review. If the Commission is ready, a Certificate of Approval and the Proposed Sign Package has been drafted adopting the changes as proposed, in **Attachment 7**[3].

RECOMMENDATION

The Department of Community Development recommends that the Plan and Design Commission discuss the proposal per the standards above. The Commission can approve the plans, deny them, or recommend changes and continue the discussion to a future meeting.

[3] The Cert. of Approval is **not** a recommendation by staff. The Commission may approve, modify, deny, or continue the request, and the Cert. of Approval is provided if the Commission finds it appropriate.

LUCID

SUBMITTED VIA EMAIL TO CITY PLANNING STAFF

October 14, 2025

Chair Karen Moore
City of Highland Park Plan and Design Commission
1707 St Johns Avenue
Highland Park, Illinois 60035

Re: Application for Sign Package Amendment and Design Review Certificate
City of Highland Park File No. DES-2025-00076
Applicant Supplemental Submittal re: Ground Sign

Dear Chair Moore and Members of the Plan and Design Commission:

Lucid Group USA, Inc. ("Lucid") submits these additional materials in support of including a ground sign in its Sign Package Amendment and Design Review Certificate application ("Application") for re-use of the property at 1200 Old Skokie Valley Road, Highland Park ("Property"). For the reasons explained below, Lucid respectfully requests that the City of Highland Park ("City") Plan and Design Commission ("Commission") approve the Application, including a ground sign.

1. **Graphic Ground Sign.**

    a. **Lucid has installed an illuminated graphic print sign at another location along a highly-traveled suburban corridor, and it is compatible with that context.**

In its initial submittal, Lucid proposed installation of a double-sided, V-shaped ground sign incorporating an illuminated graphic print ("Graphic Ground Sign"). *See* pp. 1-4 of the attached pdf for renderings, details, and materials for the Graphic Ground Sign. Lucid has previously installed this same type of illuminated graphic print sign facing a highly-traveled thoroughfare at Lucid's sales and service center in Torrance, California. *See* pp. 5-6 of the attached pdf for day and night photographs of the Torrance graphic sign.

At the Torrance location, the sign faces Hawthorne Boulevard (a/k/a California State Route 107), which has 4 lanes of traffic in each direction and a posted speed limit of 45 miles per hour. As the photographs illustrate, the graphic print sign in Torrance complements the upscale design of Lucid's sales and service center. Moreover, the photographs show the sign is compatible with a high-traffic corridor, and neither the content nor illumination of the sign are distracting. Because the context of the Property

is similar to Torrance—in both cases, graphic signs would face heavily-traveled suburban corridors flanked by low-rise commercial buildings—Lucid contends the Graphic Ground Sign would also be compatible with the Property and its surrounding area.

b. For three reasons, the concerns raised at the initial public hearing do not provide a basis to deny the Graphic Ground Sign.

First, although a Commission member inquired about potential light impacts, the Graphic Ground Sign will not generate excessive light, as illustrated in the Torrance photographs. Further, Lucid is willing to accept a condition of approval requiring compliance with applicable provisions of HPCO 150.605, which will ensure that illumination of the Graphic Ground Sign satisfies City lighting standards.

Second, although a Commission member expressed concerns about potential impacts to residents in the area, these concerns are not substantiated. There are only three residences in the notice radius, all of which are located across Skokie Highway from the Property. Lucid mailed timely notice of the initial public hearing to each of these residents. To Lucid's knowledge, none of them have submitted comments to the City. Thus, there is no evidence these residents believe they will be adversely affected by the Graphic Ground Sign.

Finally, although a Commission member expressed concern that approval of the Graphic Ground Sign would establish a negative precedent for other such signs in the City, this concern does not provide a basis to approve or deny the Graphic Ground Sign under the sign package approval criteria in HPCO 150.2030(D). Moreover, as Lucid understands it, a sign like the Graphic Ground Sign could be installed on another I-zoned site in the City without notice or a public hearing, provided that no sign package or variation review is required. As such, denying the Graphic Ground Sign will not necessarily prevent the installation of other signs of this type in the City.

For all of these reasons, the Commission should find that no persuasive evidence or arguments have been presented to deny the Graphic Ground Sign.

2. Alternative Ground Sign.

Alternatively, if the Commission is inclined not to approve the Graphic Ground Sign, Lucid proposes an alternative, non-graphic ground sign ("Alternative Ground Sign") in place of the Graphic Ground Sign. The Alternative Ground Sign would be a double-sided ground sign with back-to-back faces (not V-shaped like the Graphic Ground Sign) and incorporates the following elements:

- On each face, "Lucid" identification sign – internally lit channel letters with white acrylic (approximately 6.71 square feet in size)
- On each face, Lucid bear logo near the bottom of the sign – not illuminated (approximately 9 square feet in size)
- Includes actual Lucid display car at the base of the sign with concealed LED up-lighting
- Located on east side of Property with visibility for passing traffic on Skokie Highway (same location as Graphic Ground Sign)

The location of the proposed Alternative Ground Sign is shown on page 9 of the attached pdf. The size, details, and materials of the proposed Alternative Ground Sign are depicted on pages 7-8 of the attached pdf. An updated calculation of total project sign area (with the Alternative Ground Sign and without the Graphic Ground Sign) is set forth at page 10 of the attached pdf. (Because the Alternative Ground Sign has less sign area and back-to-back sign faces rather than V-shaped sign faces, it reduces the Property sign package to approximately 1219 square feet as compared to 1373 with the Graphic Ground Sign.)

The Alternative Ground Sign incorporates the same "Lucid" font and bear logo represented in the wall signage. Moreover, other nearby car dealerships have similarly-shaped ground signs. For these reasons, the Alternative Ground Sign is both internally consistent and compatible with the surrounding area.

3. Conclusion.

For the reasons stated in this letter and on the record in this matter, Lucid respectfully requests that the Commission approve the Application with either the Graphic Ground Sign or the Alternative Ground Sign. I plan to attend the continued hearing in this matter and am happy to answer your questions at that time. Thanks much for your consideration of Lucid's proposal.

Very truly yours,

Seth J. King
Managing Counsel – Global Zoning, Land Use, & Licensing

Encls.: 10-page slide deck

Signage - Ground Sign (Brand Sign + Advertising Sign) - Render

M.1 V-SHAPED INTERNALLY-LIT MONUMENT SIGN (QTY 1)

SQUARE FOOTAGE: 180

RENDERING - SOUTHBOUND VIEW
SCALE: N.T.S.

06.05

Signage - Ground Sign (Brand Sign + Advertising Sign) - Render

M.1 V-SHAPED INTERNALLY-LIT MONUMENT SIGN (QTY 1)

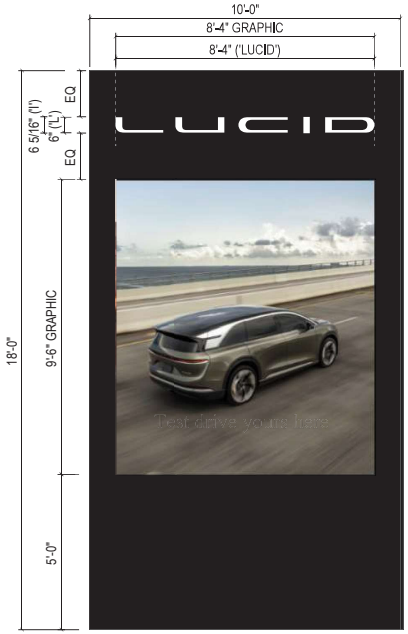
SQUARE FOOTAGE: 180

RENDERING - NORTHBOUND VIEW
SCALE: N.T.S.

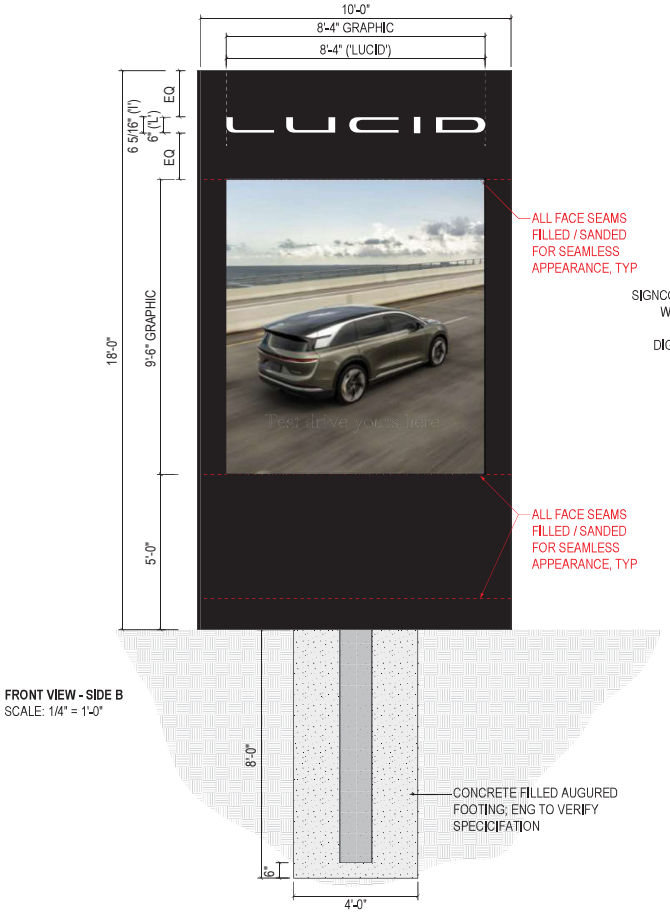
Signage - Ground Sign (Brand Sign + Advertising Sign)

M.1 V-SHAPED INTERNALLY-LIT MONUMENT SIGN (QTY 1)

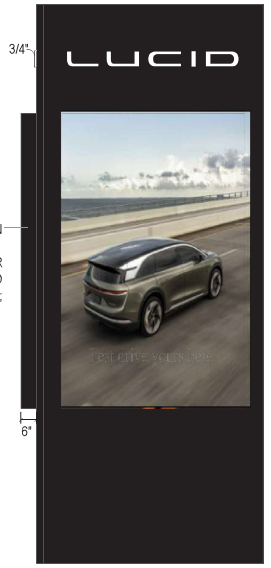
SQUARE FOOTAGE: 180



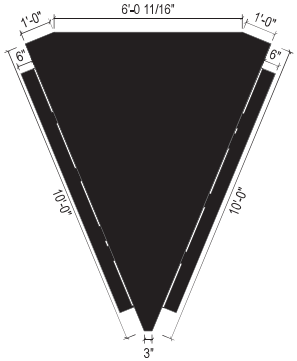
FRONT VIEW - SIDE A
SCALE: 1/4" = 1'-0"



FRONT VIEW - SIDE B
SCALE: 1/4" = 1'-0"



FRONT VIEW - SIDE B
SCALE: 1/4" = 1'-0"



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

SPECIFICATIONS

1. FABRICATED ALUMINUM MONUMENT SIGN WITH .125" ALUMINUM FACE P-2; FACE ROUTED FOR 1" TH. WHITE ACRYLIC PUSH THRU 'LUCID'; 'LUCID' LETTERS TO BE ILLUMINATED WITH WHITE LED
2. .080" ALUMINUM SIDES, BACK, TOP P-2
3. SIGN TO HAVE 1" X 2" X .125" ALUMINUM RECT. TUBE FRAMING AS REQ'D.
4. LARGE FORMAT ILLUMINATED GRAPHICS TO BE TENSIONED ON SIGNCOMP EXTRUDED ALUMINUM FRAME (#2233 6" FLAT BLEED SINGLE FACE TENSION BODY, #2238 6" SINGLE FACE TENSION COVER) W/ REMOVABLE FLAT RETAINER; IMAGES TO BE CHANGEABLE; GRAPHIC PRINTS TO BE BACKLIT WITH S/F SLOAN SIGNBOX 3 LED (WHITE)
5. SIGN TO UTILIZE POURED CONCRETE FOOTING, STEEL VERTICAL SUPPORTS AS REQ'D.

ALL FASTENERS TO BE ON SIDES AND/ OR TOP OF SIGN
ALL FACE SEAMS FILLED / SANDED FOR SEAMLESS APPEARANCE

COLORS/FINISHES

P-2 MP JET BLACK TO MATCH "LUCID BLACK" IGP DURA XAL 4201A90050A10

DP-2 HI-RES DIGITAL PRINT; ARTWORK TO BE PROVIDED

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

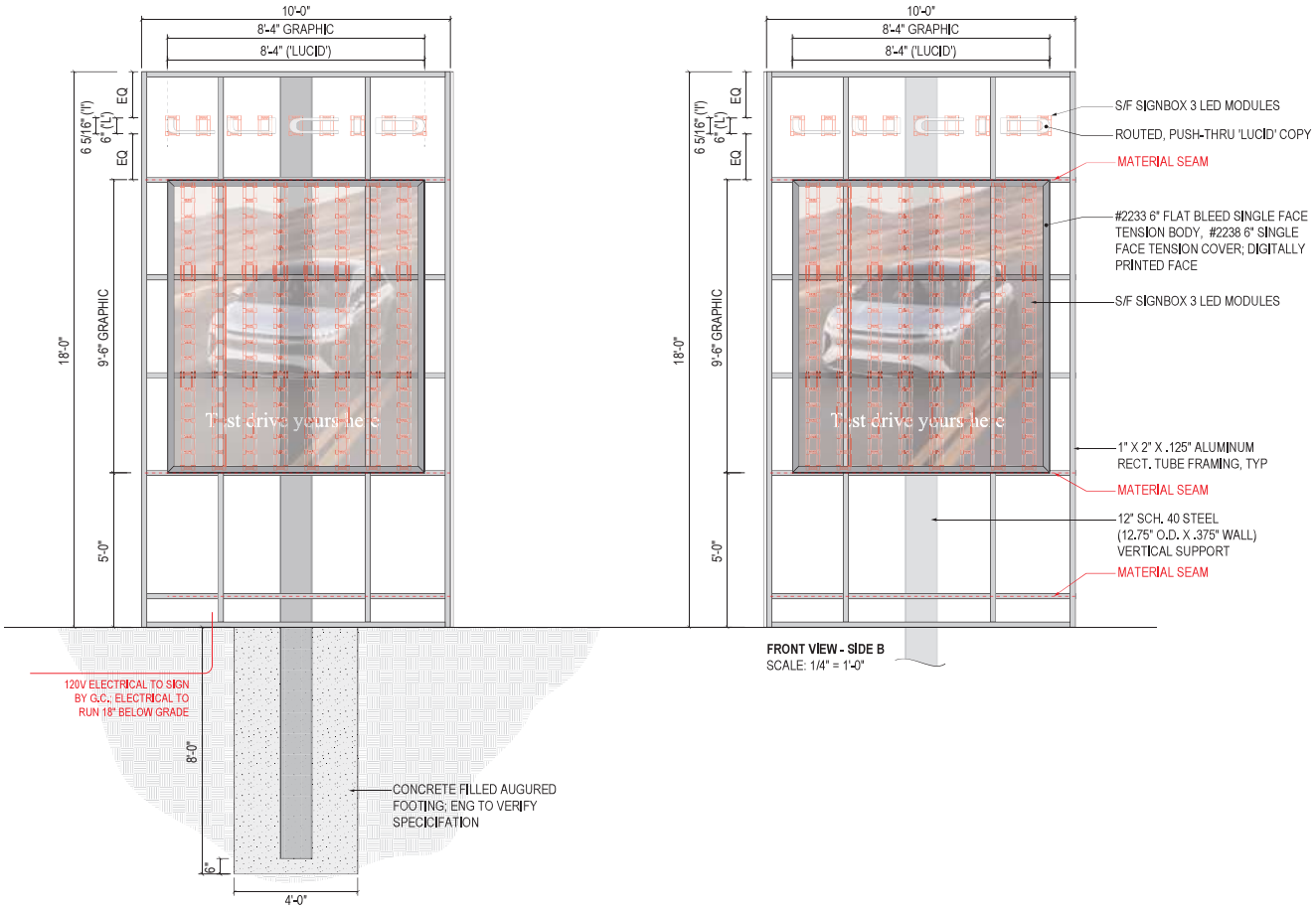
JOB #: 304120_R2
DATE: 07.14.2024
DESIGNER: A. McKinney / C. Clark
SALES REP: R. Jensky
PROJ MGR: S. Clark

06.07

Signage - Ground Sign (Brand Sign + Advertising Sign)

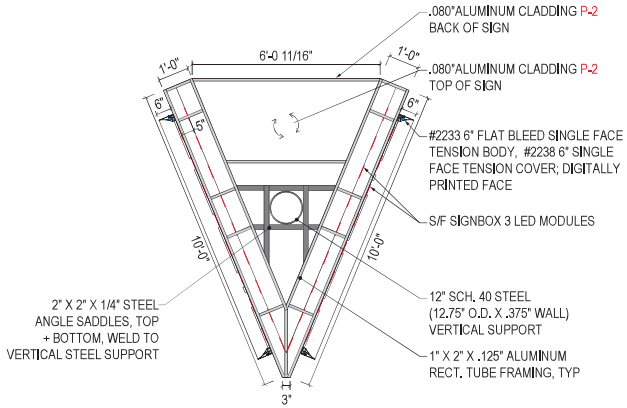
M.1 V-SHAPED INTERNALLY-LIT MONUMENT SIGN (QTY 1)

SQUARE FOOTAGE: 180

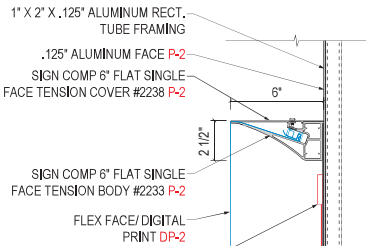


FRONT VIEW - SIDE B
SCALE: 1/4" = 1'-0"

FRONT VIEW - SIDE A
SCALE: 1/4" = 1'-0"



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



COLORS/FINISHES

P-2 MP JET BLACK TO MATCH "LUCID BLACK" IGP DURA XAL 4201A90050A10

DP-2 HI-RES DIGITAL PRINT; ARTWORK TO BE PROVIDED

ALL FASTENERS TO BE ON SIDES AND/ OR TOP OF SIGN
ALL FACE SEAMS FILLED / SANDED FOR SEAMLESS APPEARANCE

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

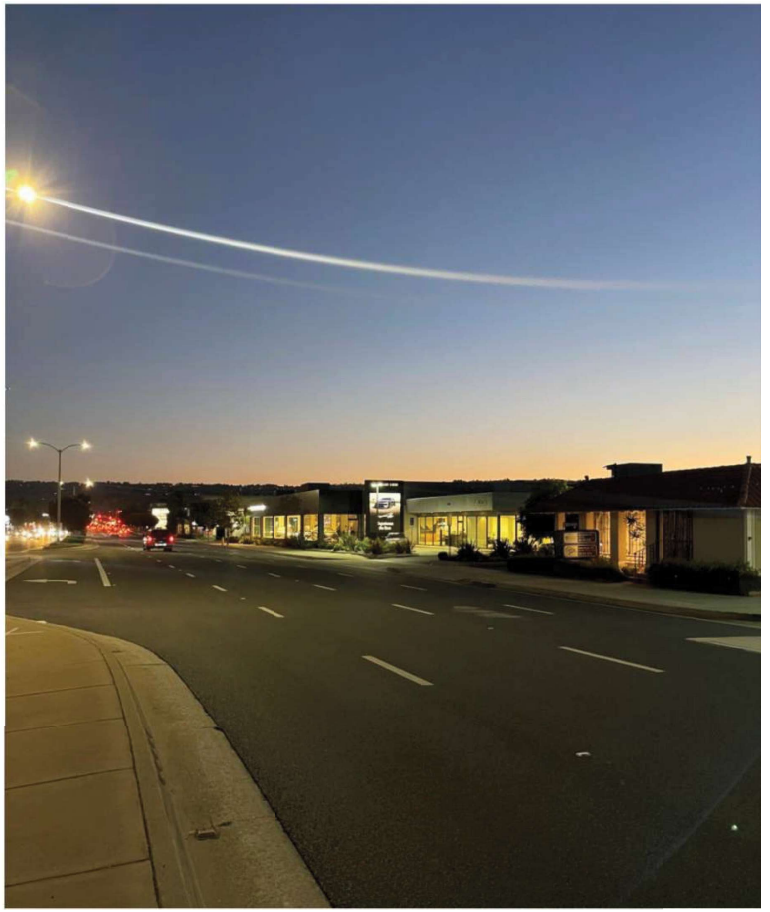
JOB #: 304120_R2
DATE: 07.14.2024
DESIGNER: A. McKinney / C. Clark
SALES REP: R. Jensky
PROJ MGR: S. Clark

06.08

Signage - Ground Sign (Brand Sign + Advertising Sign) - Example

LUCID MOTORS - TORRANCE, CA

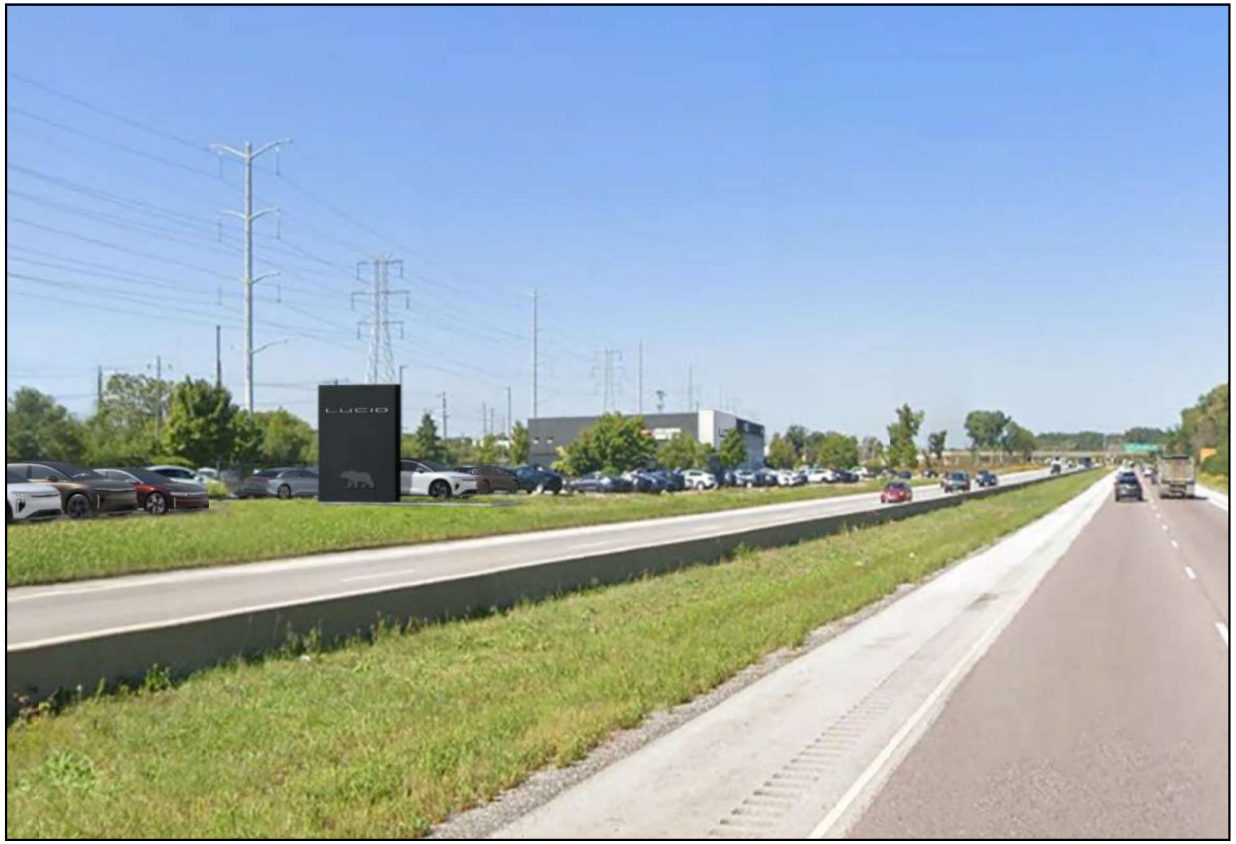
Signage - Ground Sign (Brand Sign + Advertising Sign) - Example



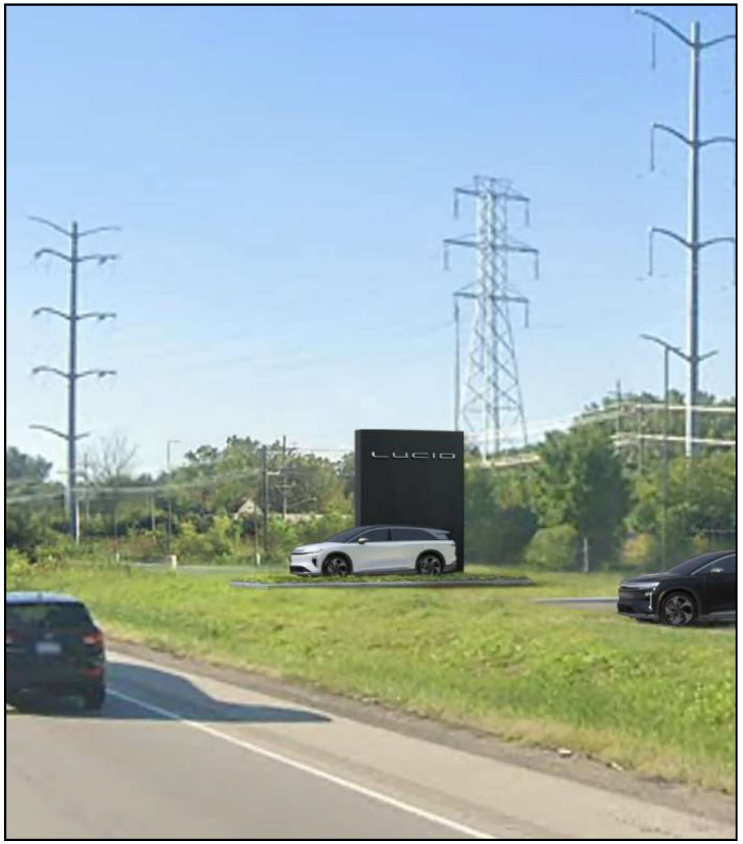
LUCID MOTORS - TORRANCE, CA

MONUMENT SIGN

Alternate Option – 2 Sided Monument w. Illuminated Logo and Vehicle Display Platform



Southbound Approach

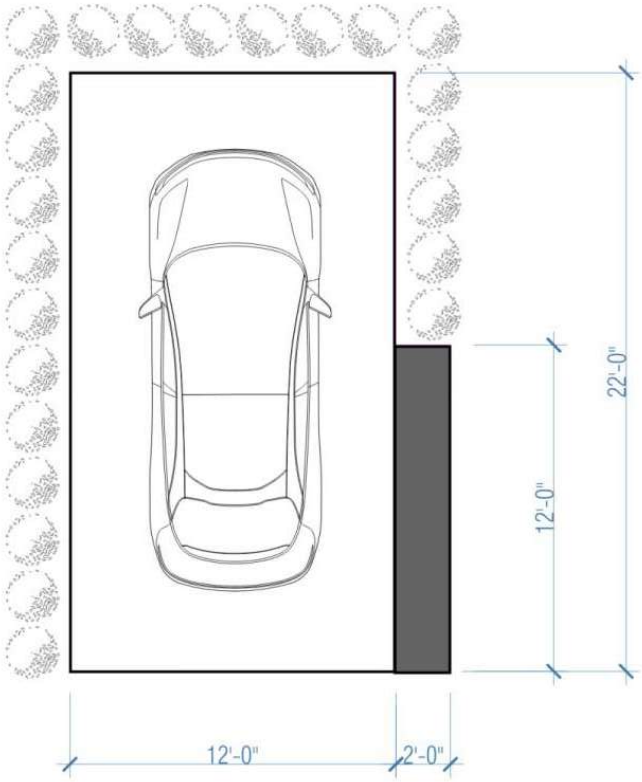


Northbound Approach

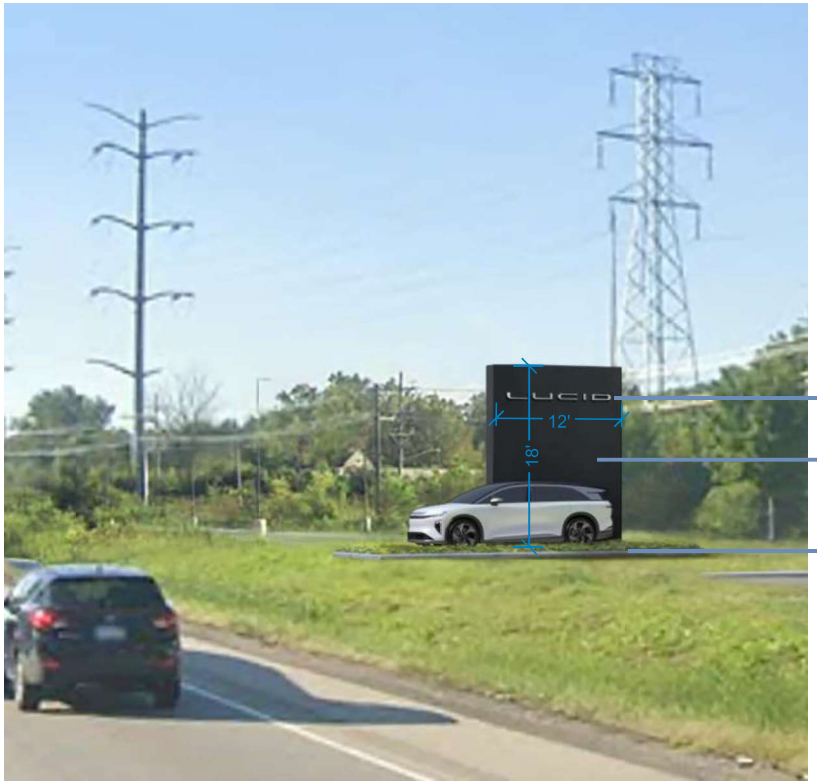
MONUMENT SIGN

Alternate Option – 2 Sided Monument w. Illuminated Logo and Vehicle Display Platform

SQUARE FOOTAGE: 216

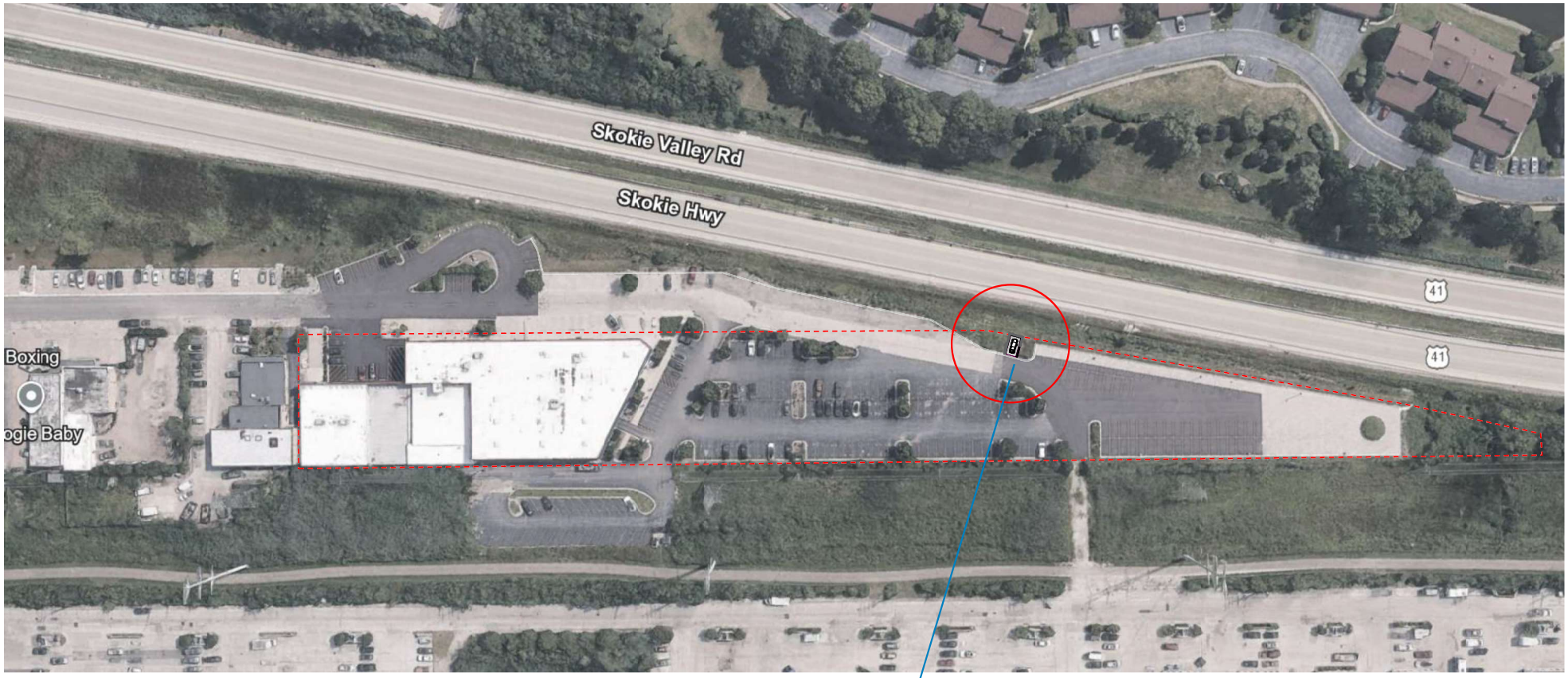


Plan View – NTS



Northbound Approach – Rendering

MONUMENT SIGN - Site Plan



Signage - Calculations

Alternate Monument Design

CURRENT

SIGNAGE SCHEDULE				
Project Address		1200 W. Old Skokie Rd. Highland Park, IL 60035		
Last Updated		11/22/2013		
	Sign Location	Quantity	Type	Area [SF]
South Elevation				
	A	1.0	Wall	125.0
	B	1.0	Wall	84.0
	Total	2.0		209.0
East Elevation				
	C	1.0	Wall	276.0
	D	1.0	Wall	125.0
	E	1.0	Wall	125.0
	F	1.0	Wall	125.0
	G	1.0	Wall	125.0
	Total	6.0		776.0
North Elevation				
	H	1.0	Wall	125.0
	Total	1.0		125.0
Scheme Totals		9.0		1,110.0

*Color Markups Added for Clarity

- Tesla Signs
- Other Tenants Signs
- Proposed Lucid Signs
- Unused Signs

PROPOSED

SIGNAGE SCHEDULE				
	Sign Location	Quantity	Type	Area [SF]
South Elevation				
	A	1	Wall	125
	S-7	1	Wall	6.9
Total		2		131.9
East Elevation				
	CL-1	1	Wall	266.5
	D	1	Wall	125
	E	1	Wall	125
	F	1	Wall	125
	G	1	Wall	125
	PNL-1	1	Wall - Vinyl	90
	PNL-2	1	Wall - Vinyl	90
Total		7		946.5
North Elevation				
	H	1	Wall	125
Total		1		125
Scheme Total		10		1203.4

Site				
	M-1 - Logo	2	Ground	6.71
	M-1 - Bear	2	Ground	9.0
Site Total		2		15.71

06.02

Design Review Commission

CERTIFICATE OF APPROVAL

Date Approved:	November 25, 2013
Project Address:	1200 Skokie Valley Road
Applicant:	Chris Michalek, *Sullivan, Goulette & Wilson*, (312) 938-7412 x206
Project Name / Description:	Sign Package

Application Summary:
The owners of the multi-tenant building at 1200 Old Skokie Road have received approval for a sign package. The Package regulates all Business Identification Signs on the building, including those for Tesla and the other first and second-floor tenants.

Approved Plans:

- Plan set drawn by *Sullivan Goulette & Wilson*, consisting of 5 pages dated November 22, 2013 and stamped "Approved" on 11/25/13
- "Signage Specifications" for all signs on the building on *Sullivan Goulette & Wilson* letterhead consisting of one sheet dated 08-04-01 and stamped "Approved" on 11/25/13
- Sign design specifications for Tesla wall signs consisting of five pages drawn by *Signtech* with an initial date of 10/16/13.

Approved Plans Attached.

This is to verify that on this date, an approval was given by the Design Review Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Design Review Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

ATTEST: Andy Cross

Andy Cross
Staff Liaison
Design Review Commission

File Copy

APPROVED

Case #: 13-10-DRC-044

Address: 1200 old Skokie

Date Approved: 11/25/13

SULLIVAN GOULETTE & WILSON
ARCHITECTS

444 N. Michigan Ave., Suite 1850
Chicago, Illinois 60611
☎ 312.988.7412 🖷 312.988.7409

1200 W. Old Skokie Road
Project Narrative

Signage Specifications:

All future signage to be backlit channel letters, White BM# OC-65 Chantilly Lace or similar, mounted to wire raceway. Raceway color is to match the color of the material on which sign is mounted.

Sign A is to be located 1'-4" below the window line above and 1'-0" above the wall line below the sign.

Signs D, E, and F are to be located 1'-4" below the roof line and 1'-0" above the window or wall line below the sign.

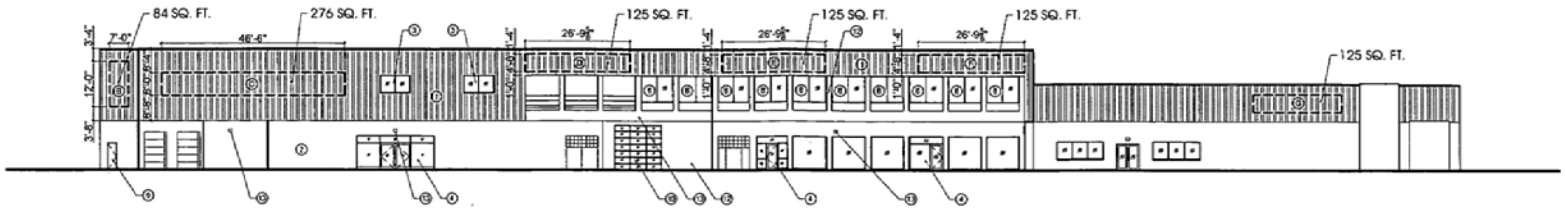
Sign H is to be located 1'-0" above the wall line below the sign.

Signs B and C will be designed per Tesla corporate standards. When these signs are removed, future signs in locations B and C must conform to the sign standards of the building.

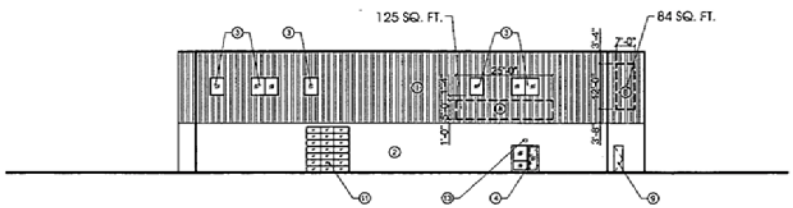
Sign G is an existing sign for Rover's Place. When the sign is removed, future signs must conform to the sign standards of the building.

APPROVED
Case #: 13-10-DRC-044
Address: 1200 old Skokie
Date Approved: 11/25/13

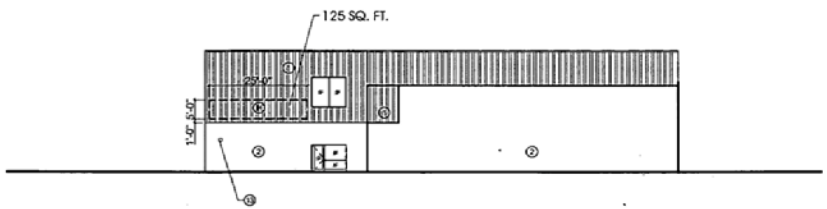
5 pages



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SIGNAGE ELEVATIONS

0 8' 16' 32' 64'

TEF HIGHLAND PARK, LLC

NOVEMBER 22, 2013

1200 W. OLD SKOKIE ROAD

HIGHLAND PARK, ILLINOIS

SULLIVAN GOULETTE & WILSON ARCHITECTS

COPYRIGHT 2013 SULLIVAN GOULETTE WILSON, LTD

SIGNAGE SCHEDULE

Project Address	**1200 W. Old Skokie Rd. Highland Park, IL 60035**
Last Updated	**11/22/2013**

SULLIVAN GOULETTE & WILSON ARCHITECTS

	Sign Location	Quantity	Type	Area [SF]
South Elevation				
	A	1.0	Wall	125.0
	B	1.0	Wall	84.0
	Total	2.0		209.0
East Elevation				
	C	1.0	Wall	276.0
	D	1.0	Wall	125.0
	E	1.0	Wall	125.0
	F	1.0	Wall	125.0
	G	1.0	Wall	125.0
	Total	6.0		776.0
North Elevation				
	H	1.0	Wall	125.0
	Total	1.0		125.0
Scheme Totals		9.0		1,110.0

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

SIGNAGE RENDERED
ELEVATIONS

0 8' 16' 32' 64'

TEF HIGHLAND PARK, LLC

NOVEMBER 22, 2013

1200 W. OLD SKOKIE ROAD

HIGHLAND PARK, ILLINOIS

SULLIVAN GOULETTE & WILSON
ARCHITECTS

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NORTHEAST SIGNAGE
PERSPECTIVE

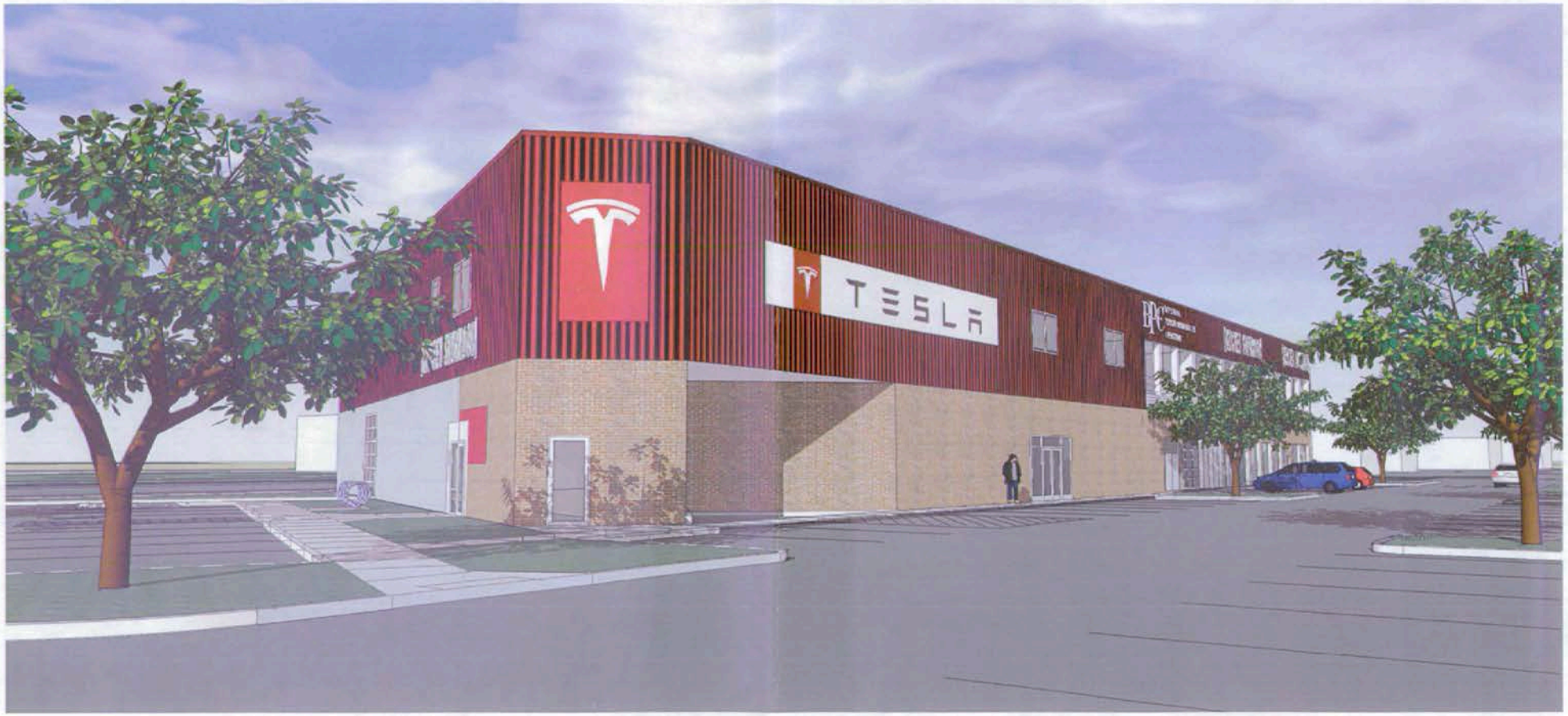
TEF HIGHLAND PARK, LLC

NOVEMBER 22, 2013

1200 W. OLD SKOKIE ROAD
HIGHLAND PARK, ILLINOIS

SULLIVAN GOULETTE & WILSON ARCHITECTS

4



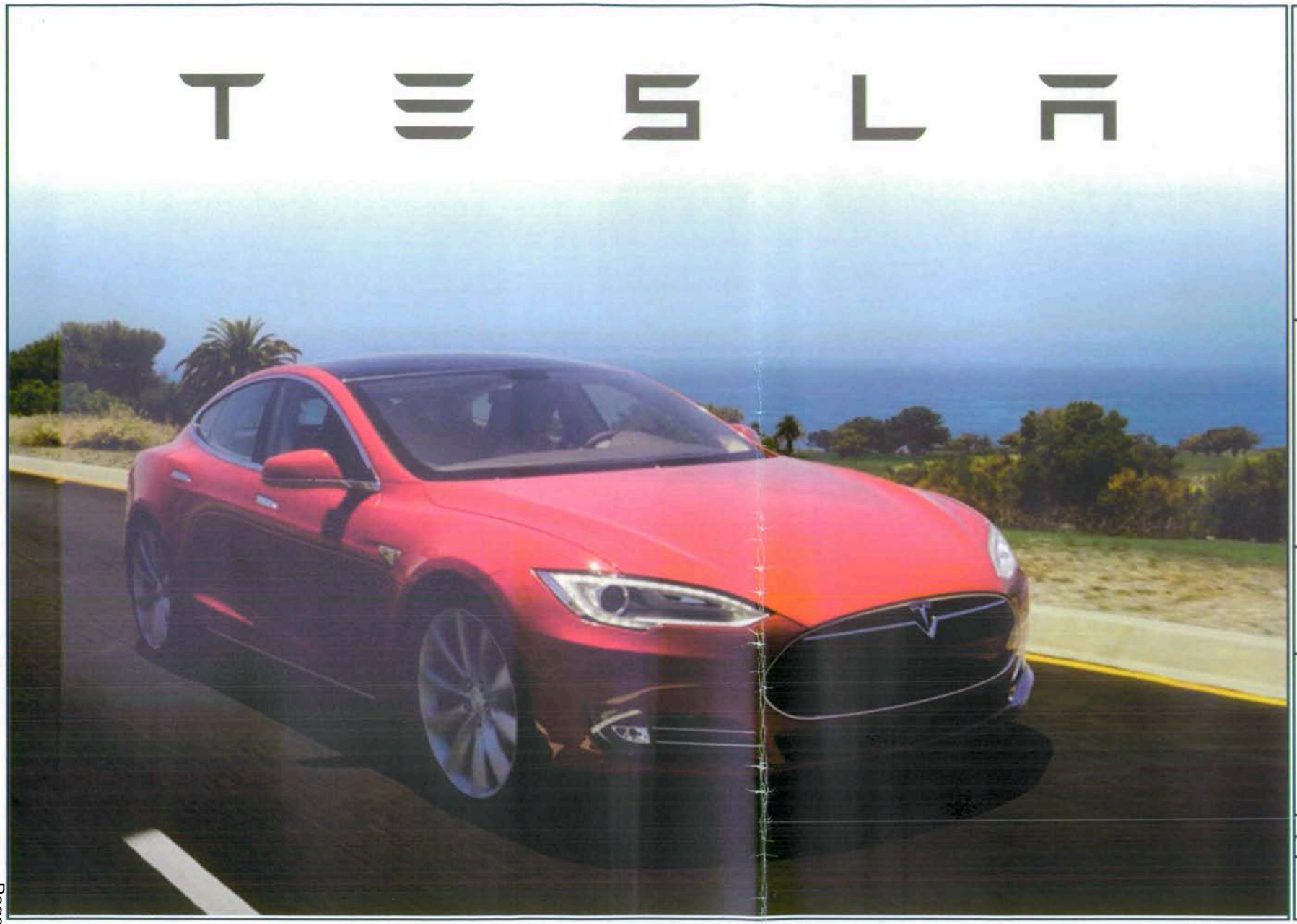
SOUTHEAST SIGNAGE
PERSPECTIVE

TEF HIGHLAND PARK, LLC

NOVEMBER 22, 2013

1200 W. OLD SKOKIE ROAD
HIGHLAND PARK, ILLINOIS

SULLIVAN GOULETTE & WILSON
ARCHITECTS



Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

Tesla Motors

1200 Old Skokie Valley Rd.
Highland Park, IL 60035

Initial Date: 10/16/13
Salesperson: Melissa Saltsgaver
Coordinator: Tracey Pichierri
Designer: kendra pickett
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

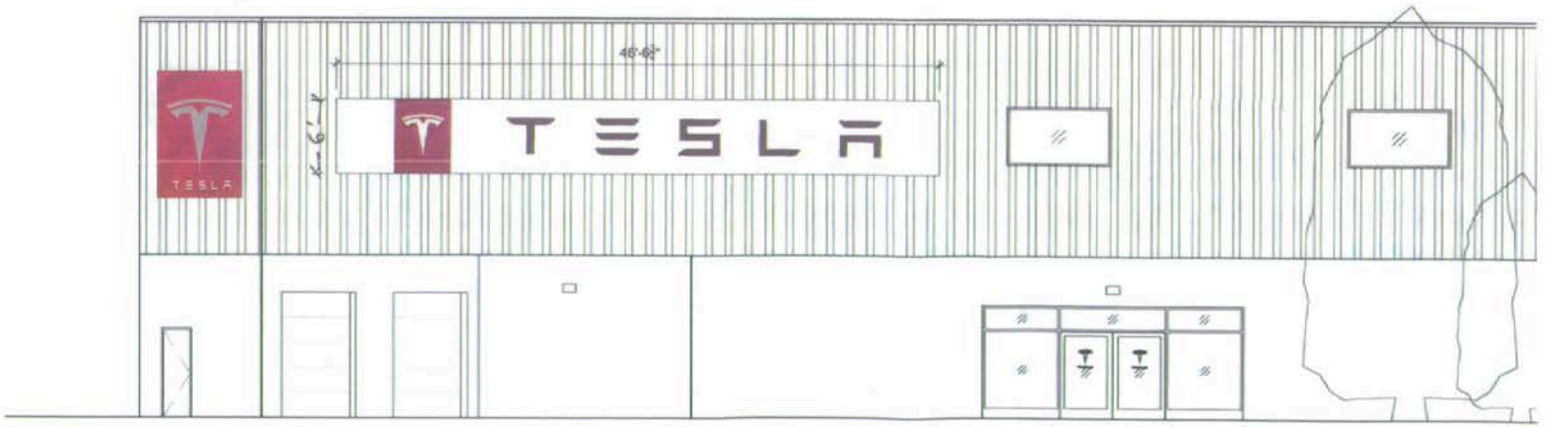
Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number: 13-01287
Work Order Number: 60791

Page No. 1

PERSPECTIVE



ELEVATION

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

Tesla Motors

Initial Date:
Salesperson: Melissa Saltsgaver
Coordinator: Gladys Dompe
Designer: O Lemus
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature Date

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Drawing Number: 13-01179
Work Order Number: 60119

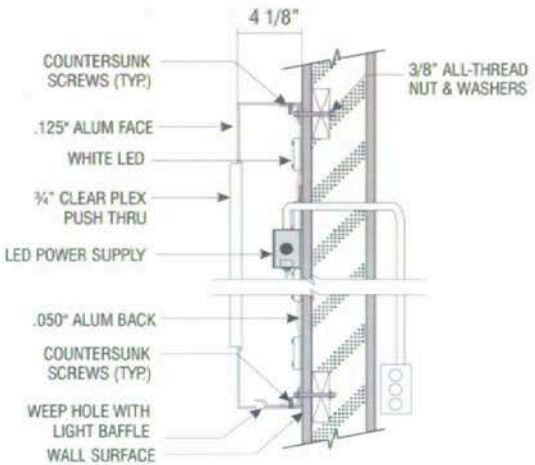
Page No.

ELECTRICAL TO BE RUN TO SIGN SITE BY OTHERS

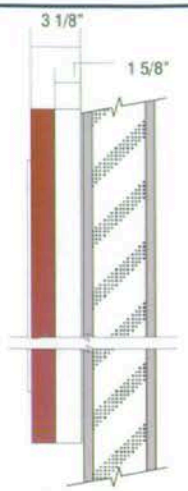
12' ILLUMINATED SIGN FLAG

MANUFACTURE AND INSTALL ONE (1) ILLUMINATED WALL DISPLAY

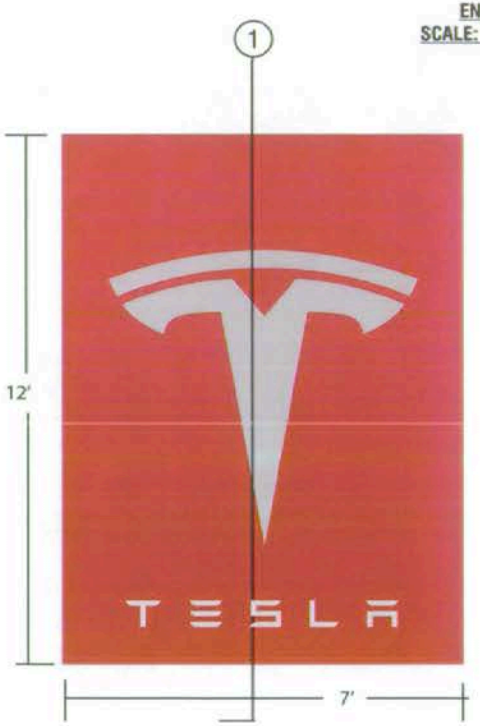
LOGO: 4 1/8" DEEP INTERNALLY ILLUMINATED S/F CABINET WITH PUSH THROUGH LOGO AND COPY.
CABINET TO BE OF ALL ALUMINUM CONSTRUCTION PAINTED TO MATCH BENJAMIN MOORE #2087-10 NEON RED.
LOGO TO BE 3/4" THICK CLEAR PLEX PUSHED THROUGH FACE 1/2" WITH FROSTED EDGES.
OVERLAY PUSH THROUGH FACES WITH FIRST SURFACE #3630-20 TRANSLUCENT WHITE VINYL.
ILLUMINATE WITH WHITE LEDS AS REQUIRED. FLUSH LOGO CABINET MOUNT TO FASCIA.



1 **SECTION DETAIL** **SCALE: 1 ½"=1'-0"**



END VIEW
SCALE: 1 ½"=1'-0"



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Tesla Motors

Initial Date:
Salesperson: Melissa Saltsgaver
Coordinator: Gladys Dompe
Designer: O Lemus
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

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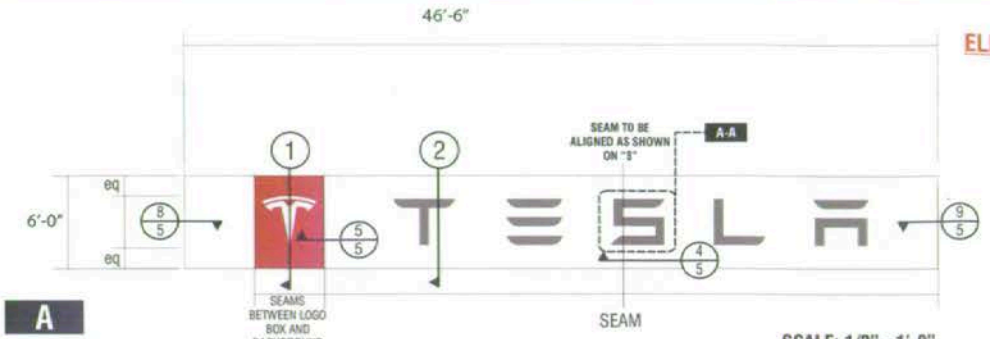
Drawing Number: 13-01179
Work Order Number: 60119

Page No.



A

10% WORDMARK

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

SQ. FT. 18.42

46'-6" ILLUMINATED SIGN - 10 % WORDMARK

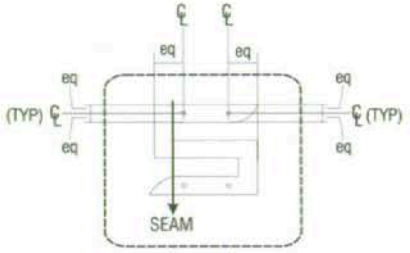
MANUFACTURE AND INSTALL ONE (1) NON- ILLUMINATED WALL DISPLAY

BACKGROUND: TO BE 1 5/8" DEEP REVERSE PAN OF ALL ALUMINUM CONSTRUCTION PAINTED TO MATCH BENJAMIN MOORE #OC-65 CHANTILLY LACE. ALL RETURNS TO BE PAINTED TO MATCH BENJAMIN MOORE #OC-65 CHANTILLY LACE.

LOGO: 4 1/8" DEEP INTERNALLY ILLUMINATED S/F CABINET WITH PUSH THROUGH LOGO AND COPY.
CABINET TO BE OF ALL ALUMINUM CONSTRUCTION PAINTED TO MATCH BENJAMIN MOORE #2087-10 NEON RED.
LOGO TO BE 3/4" THICK CLEAR PLEX PUSHED THROUGH FACE 1/2" WITH FROSTED EDGES.
OVERLAY PUSH THROUGH FACES WITH FIRST SURFACE #3630-20 TRANSLUCENT WHITE VINYL.
ILLUMINATE WITH WHITE LEDS AS REQUIRED. FLUSH LOGO CABINET MOUNT TO FASCIA.

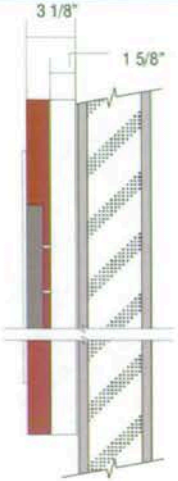
TESLA: 2" DEEP INTERNALLY ILLUMINATED REVERSE PAN CHANNEL LETTERS.
PAINT FACE AND RETURNS TO MATCH BENJAMIN MOORE #2124-20 TROUT GRAY.
ILLUMINATE WITH WHITE LEDS AS REQUIRED.
PEG OFF FACE OF BACKGROUND 1". PAINT STANDOFFS BENJAMIN MOORE #OC-65 CHANTILLY LACE.

ELECTRICAL TO BE RUN TO SIGN SITE BY OTHERS

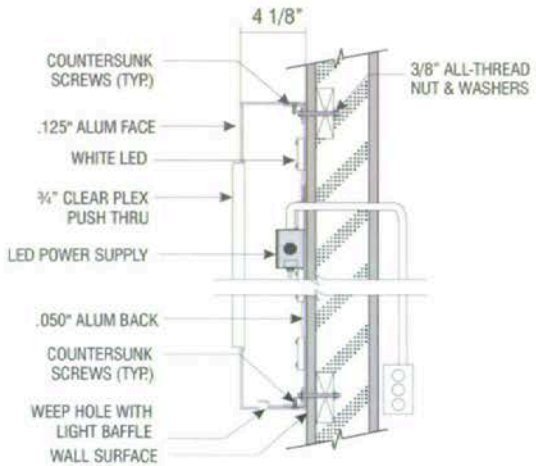


A-A

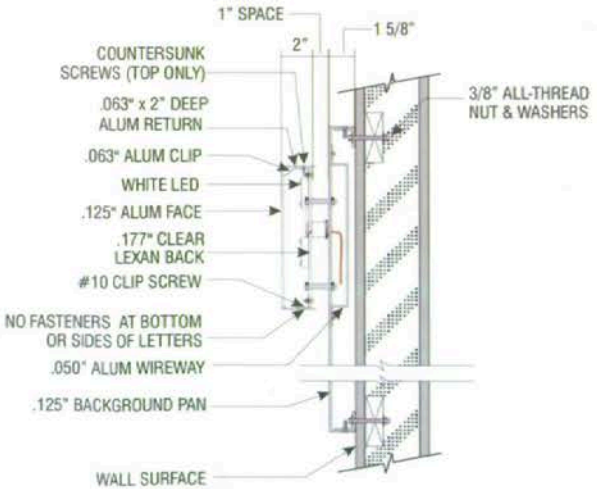
MOUNTING POINTS ARE TO BE CLEAR OF SEAM
ALL LETTER STANDOFFS TO BE EQ/EQ FROM OUTER EDGE OF LETTER AND CENTERED ON THE STROKE WIDTH OF EACH LETTER



END VIEW
SCALE: 1 ½"=1'-0"



1 **SECTION DETAIL** **SCALE: 1 ½"=1"-0"**



2 **SECTION DETAIL** **SCALE: 1 ½"=1"-0"**

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

Tesla Motors

Initial Date:
Salesperson: Melissa Saltsgaver
Coordinator: Gladys Dompe
Designer: O Lemus
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

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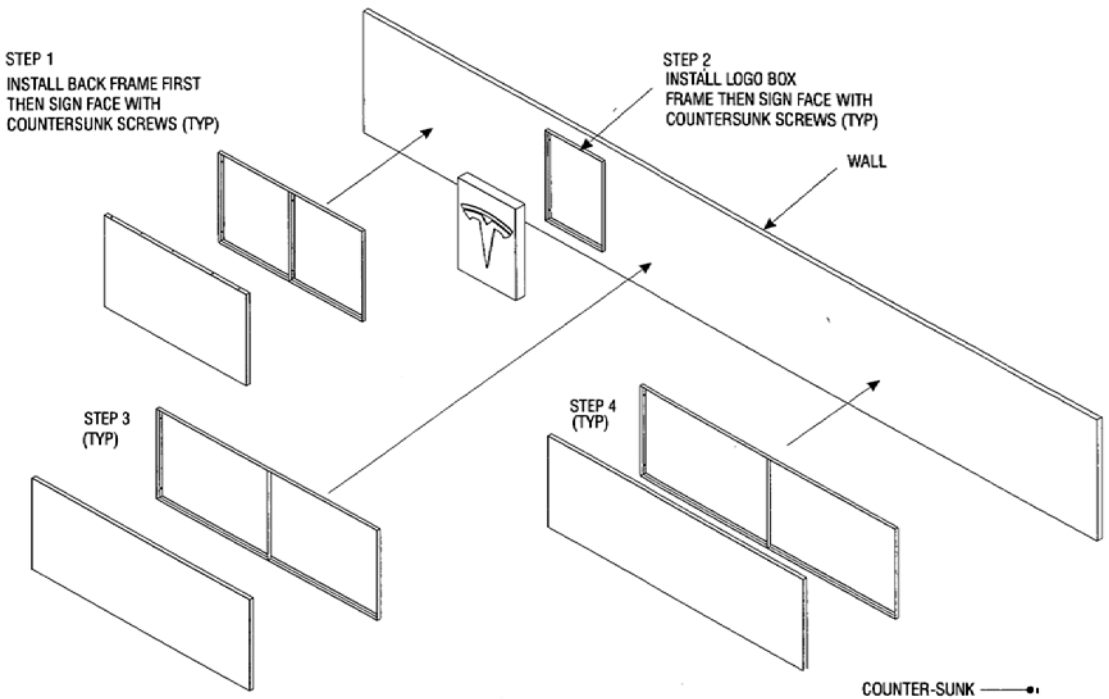
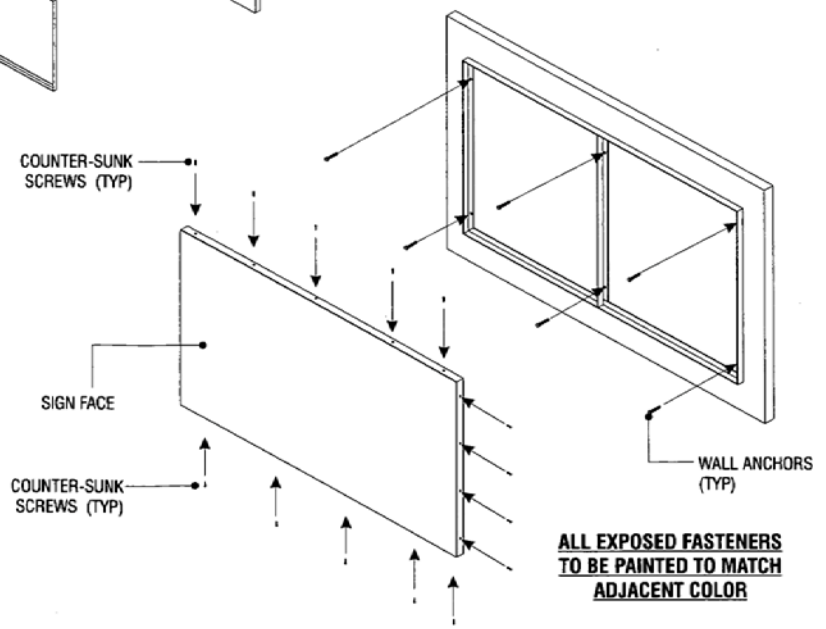
Drawing Number: 13-01179
Work Order Number: 60119

Page No.



INSTALL STEPS N.T.S.



ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH ADJACENT COLOR

FRAME AND SIGN FACE DETAIL N.T.S.

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

Tesla Motors

Seattle Service Center
1039 6th Ave. South
Seattle, WA. 98134

Initial Date: 09/24/13
Salesperson: Melissa Saltsgaver
Coordinator: Gladys Dompe
Designer: O Lemus
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

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Drawing Number: 13-01179
Work Order Number: 60119

Page No. 6

CERTIFICATE OF DESIGN REVIEW APPROVAL

Date Approved:	October 20, 2015
Project Address:	1200 Old Skokie Road
Applicant:	Matt Gentle, Elite Sports Therapy & Wellness (712) 660-0879
Project Name / Description:	Sign Package Amendment

Application Summary

Elite Sports Therapy & Wellness applied on behalf of the property owners to amend the sign package for 1200 Old Skokie Road. The sign plan has been revised to allow the color blue on signs. Originally only white lettering was allowed.

Approved Plans:

- Revised sign standards for 1200 Old Skokie Road dated 10-20-15.
- 3M guide to vinyl colors identifying the Intense Blue 230-127 color permitted by the sign package amendment.
- Elite Sports Therapy & Wellness proposed wall sign (for reference only)

Approved Plans Attached.

This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

Andy Cross
Planner II
City of Highland Park

10/20/15
Revision: *3M's Intense Blue 230-127 color added to allowable sign colors*

Revised Building Sign Standards for 1200 W. Old Skokie Road
Project Narrative

Signage Specifications

All future signage to be internally lit channel letters, White BM# OC-65 Chantilly Lace or similar finish, mounted to wire raceway.

All signs shall be constructed of aluminum channel letters, White polyurethane finish, White LED internal illumination and White Plexiglas faces, 3M brand translucent applied vinyl (white or 3M's "Intense Blue" 230-127) applied to 1st surface of Plexiglas faces. Raceway color is to match the Fascia color of the mounting wall.

Sign A is to be located 1'-4" below the window line above and 1'-0" above the wall line below the sign.

Signs E, F, and G are to be located 1'-4" below the roof line above and 1'-0" above the window or wall line below the sign.

Sign H is to be located 1'-0" above the wall line below the sign.

Signs C and D will be designed per Tesla Corporate Standards. ***When these signs are removed, future signs in locations C and D must conform to the revised signs standards of the building.***

Sign J is an existing sign for Rover's Place. ***When the sign is removed, future signs must conform to the revised signs standards of the building.***

Graphic Films for Translucent Applications

The colours shown here are representative only. For accurate colour samples, contact your supplier of 3M films or see the Where to Buy section of 3mcolours.com.au

3M™ Scotchcal™ Translucent Graphic Films

- White 3630-20, 3632-20
- Ivory 3630-005
- Light Beige 3630-149 PANTONE® 468 C
- Silver 3630-121 PANTONE 877 C
- Gold Nugget 3630-141
- Gold Metallic 3630-131 PANTONE 873 C
- Bronze 3630-129 PANTONE 471 C
- Shadow Grey 3630-71 PANTONE 409 C
- Silver Grey 3630-51 PANTONE 430 C
- Slate Grey 3630-61
- Black 3630-22*, 3632-22* PANTONE Process Black C
- Duranodic 3630-60* PANTONE Black C
- Dark Brown 3630-59 PANTONE 4625 C
- Rust Brown 3630-63 PANTONE 483 C
- Light Rust Brown 3630-109 PANTONE 181 C
- Burgundy 3630-49, 3632-49+ PANTONE 188 C
- Raspberry 3630-133 PANTONE 220 C
- Vivid Rose 3630-78 PANTONE 206 C
- Rose Mauve 3630-68 PANTONE 190 C
- Cardinal Red 3630-53, 3632-53
- Dark Red 3630-73, 3632-73+
- Red 3630-33, 3632-33
- Regal Red 3630-83, 3632-83 PANTONE 187 C
- Poppy Red 3630-143
- Light Tomato Red 3630-43, 3632-43
- Orange 3630-44, 3632-44 PANTONE 1655 C
- Tangerine 3630-84 PANTONE 151 C
- Kumquat Orange 3630-74 PANTONE 1375 C
- Marigold 3630-75
- Sunflower 3630-25, 3632-25 PANTONE 123 C
- Golden Yellow 3630-125 PANTONE 1235 C
- Yellow 3630-015, 3632-015 PANTONE 109 C
- Light Lemon Yellow 3630-115 PANTONE 3965 C
- Brilliant Green 3630-106 PANTONE 376 C
- Lime Green 3630-136 PANTONE 368 C
- Vivid Green 3630-156, 3632-156 PANTONE 355 C
- Light Kelly Green 3630-146 PANTONE 347 C
- Bright Jade Green 3630-116
- Green 3630-26, 3632-26+ PANTONE 349 C
- Holly Green 3630-76, 3632-76+
- Dark Emerald Green 3630-126, 3632-126 PANTONE 3435 C
- Turquoise 3630-236 PANTONE 3282 C
- Teal Green 3630-246, 3632-246 PANTONE 322 C
- Evening Blue 3630-317 PANTONE 658 C
- Light European Blue 3630-147
- Olympic Blue 3630-57
- Process Blue 3630-337
- Intense Blue 3630-127, 3632-127 PANTONE 300 C
- Bright Blue 3630-167, 3632-167+ PANTONE 2945 C
- Bristol Blue 3630-97, 3632-97 PANTONE 294 C
- Sultan Blue 3630-157, 3632-157 PANTONE 288 C
- European Blue 3630-137 PANTONE 281 C
- Blue 3630-36, 3632-36+ PANTONE 281 C
- Royal Blue 3630-87, 3632-87 PANTONE 274 C
- Plum Purple 3630-128 PANTONE 2622 C
- Intense Magenta 3630-118 PANTONE 241 C
- Pink 3630-108 PANTONE 224 C

Other Product Series:

Most colors are available in other product series. Please reference your price pages or contact Customer Service for availability.

* These colors are opaque.

For film samples of these products, contact your 3M information source.

Simulations of the PANTONE® -identified color standard are listed to the right of the Translucent films.

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Can't find your color?

Allow us to custom match your color with our three-day, no-charge color match service.

Contact your local 3M Distributor or 3M Sales Representative and find out how easy it is to get the finest quality film in a color you want.

3M™ Scotchcal™ ElectroCut™ Graphic Films

- Dusted Crystal (acid-etched look) 7725SE-314
- Frosted Crystal (sand-blasted look) 7725SE-324
- Frosted Gold Crystal 7724SE-331
- Frosted Rose Crystal 7725SE-323
- Frosted Mint Crystal 7725SE-326
- Frosted Blue Mist Crystal 7725SE-327

3M™ Scotchcal™ Overlaminates

- 3M™ Scotchcal™ High Gloss Overlaminate 3640GP5
- 3M™ Scotchcal™ Matte Overlaminate 3642GP5

3M Light Management Films

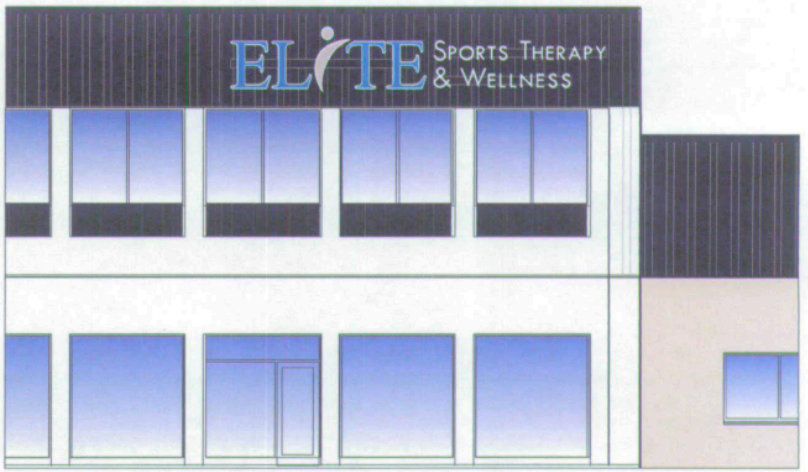
- 3M™ Dual-Color Film White 3635-210**
- 3M™ Dual-Color Film Black 3635-220**
- 3M™ Light Enhancement Film Matte White 3635-100***
- 3M™ Diffuser Film White (40% light transmission) 3635-30****
- 3M™ Diffuser Film White (60% light transmission) 3635-70****
- 3M™ Day/Night Film Smoke Grey 3635-91
- 3M™ Day/Night Film Dark Grey 3635-171
- 3M™ Blockout Film White Matte 3635-220
- 3M™ Blockout Film Black Matte 3635-230

** Available in standard and custom colors. ***For use inside a lighting cabinet. ****For second surface application only.

Translucent Films for backlit sign applications

Note that the elements used in sign construction, including sources of illumination, adhesives and substrates, can affect color. In most instances, color variation is slight, but certain elements will have a more noticeable effect, particularly on shades of white. PANTONE® color numbers are based on reflective light measurements of product samples applied to a standard white substrate.

EAST ELEVATION



INDIVIDUAL ILLUMINATED CHANNEL LETTER DISPLAY
3/16" = 1'-0"

FABRICATED INDIVIDUAL CHANNEL LETTERS W/ WHITE POLYURETHANE FINISH
WHITE LED ILLUMINATION / WHITE PLEX FACES / WHITE TRIM CAPS
LOGO - INTENSE BLUE VINYL (230-127) APPLIED TO 1st SURFACE OF PLEXIGLAS / WHITE 1" OUTLINE
"EL TE" COPY ONLY
SILVER (230-221) VINYL "I" APPLIED TO 1st SURFACE OF PLEXIGLAS / WHITE 1" OUTLINE
ALL MOUNTED TO RACEWAYS BLACK FINISH

ADDITIONAL - (1) PHOTO ELECTRIC CELL

REVISED		COMMENTS
B	2/18/15	COLOR CHANGE & PHOTO CELL

NORTH SHORE SIGN
1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"

Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

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ELITE SPORTS TRAINING & WELLNESS
1200 OLD SKOKIE RD. HIGHLAND PARK, IL.

SCALE NOTED		SALESPERSON ART
DATE 1/7/15		
DRAW BY: AS		DRAWING # 10530 PG. 1

S U L L I V A N
G O U L E T T E
& W I L S O N
A R C H I T E C T S

444 N. Michigan Ave., Suite 1850
Chicago, Illinois 60611
☎ 312.988.7412 🖷 312.988.7409

This is a typographical error. At the 11/18/13 meeting, the DRC approved internally illuminated signage for the multi-tenant signs on the building. The architect provided this corrected sheet on 1/30/14. ADC

1200 W. Old Skokie Road
Project Narrative

Signage Specifications:

All future signage to be ~~backlit~~ *internally lit* channel letters, White BM# OC-65 Chantilly Lace or similar, mounted to wire raceway. Raceway color is to match the color of the material on which sign is mounted.

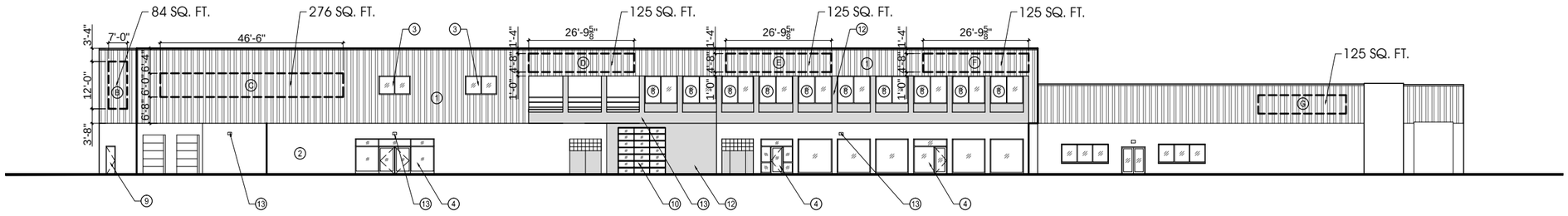
Sign A is to be located 1'-4" below the window line above and 1'-0" above the wall line below the sign.

Signs E, F, and G are to be located 1'-4" below the roof line and 1'-0" above the window or wall line below the sign.

Sign H is to be located 1'-0" above the wall line below the sign.

Signs C and D will be designed per Tesla corporate standards. When these signs are removed, future signs in locations C and D must conform to the sign standards of the building.

Sign J is an existing sign for Rover's Place. When the sign is removed, future signs must conform to the sign standards of the building.



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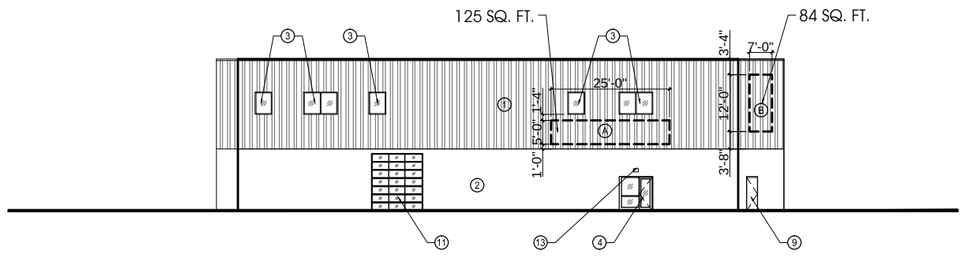
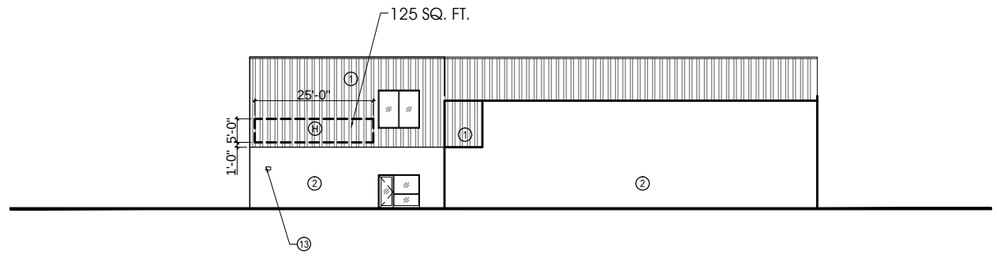


SOUTH ELEVATION



NORTH ELEVATION

SIGNAGE ELEVATIONS

0 8' 16' 32' 64'

TEF HIGHLAND PARK, LLC

NOVEMBER 22, 2013

1200 W. OLD SKOKIE ROAD

HIGHLAND PARK, ILLINOIS

SULLIVAN GOULETTE & WILSON ARCHITECTS

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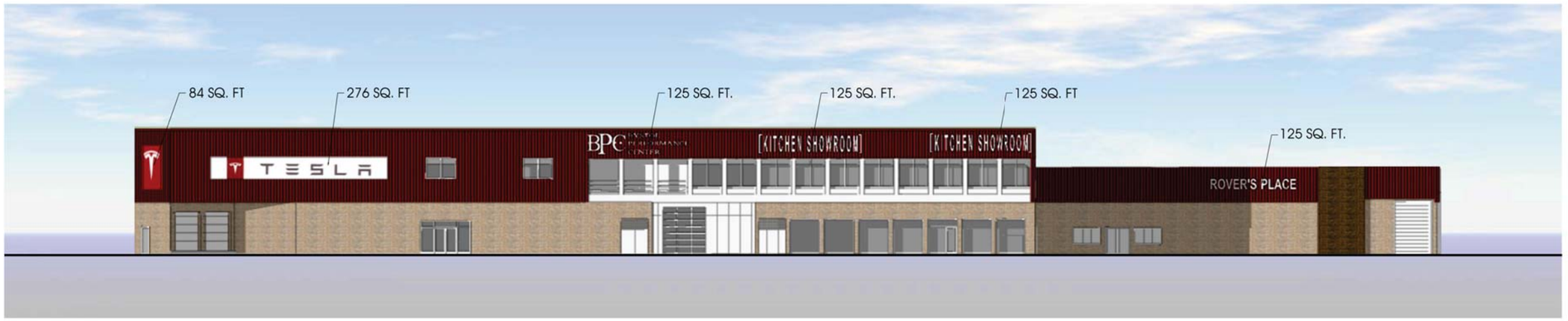
SIGNAGE SCHEDULE

Project Address	**1200 W. Old Skokie Rd. Highland Park, IL 60035**
Last Updated	**11/22/2013**

SULLIVAN GOULETTE & WILSON ARCHITECTS

	Sign Location	Quantity	Type	Area [SF]
South Elevation				
	A	1.0	Wall	125.0
	B	1.0	Wall	84.0
	Total	2.0		209.0
East Elevation				
	C	1.0	Wall	276.0
	D	1.0	Wall	125.0
	E	1.0	Wall	125.0
	F	1.0	Wall	125.0
	G	1.0	Wall	125.0
	Total	6.0		776.0
North Elevation				
	H	1.0	Wall	125.0
	Total	1.0		125.0
Scheme Totals		9.0		1,110.0



EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

SIGNAGE RENDERED
ELEVATIONS

0 8' 16' 32' 64'

1200 W. OLD SKOKIE ROAD

HIGHLAND PARK, ILLINOIS

TEF HIGHLAND PARK, LLC

NOVEMBER 22, 2013

SULLIVAN GOULETTE & WILSON
ARCHITECTS

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NORTHEAST SIGNAGE
PERSPECTIVE

TEF HIGHLAND PARK, LLC

NOVEMBER 22, 2013

1200 W. OLD SKOKIE ROAD

HIGHLAND PARK, ILLINOIS

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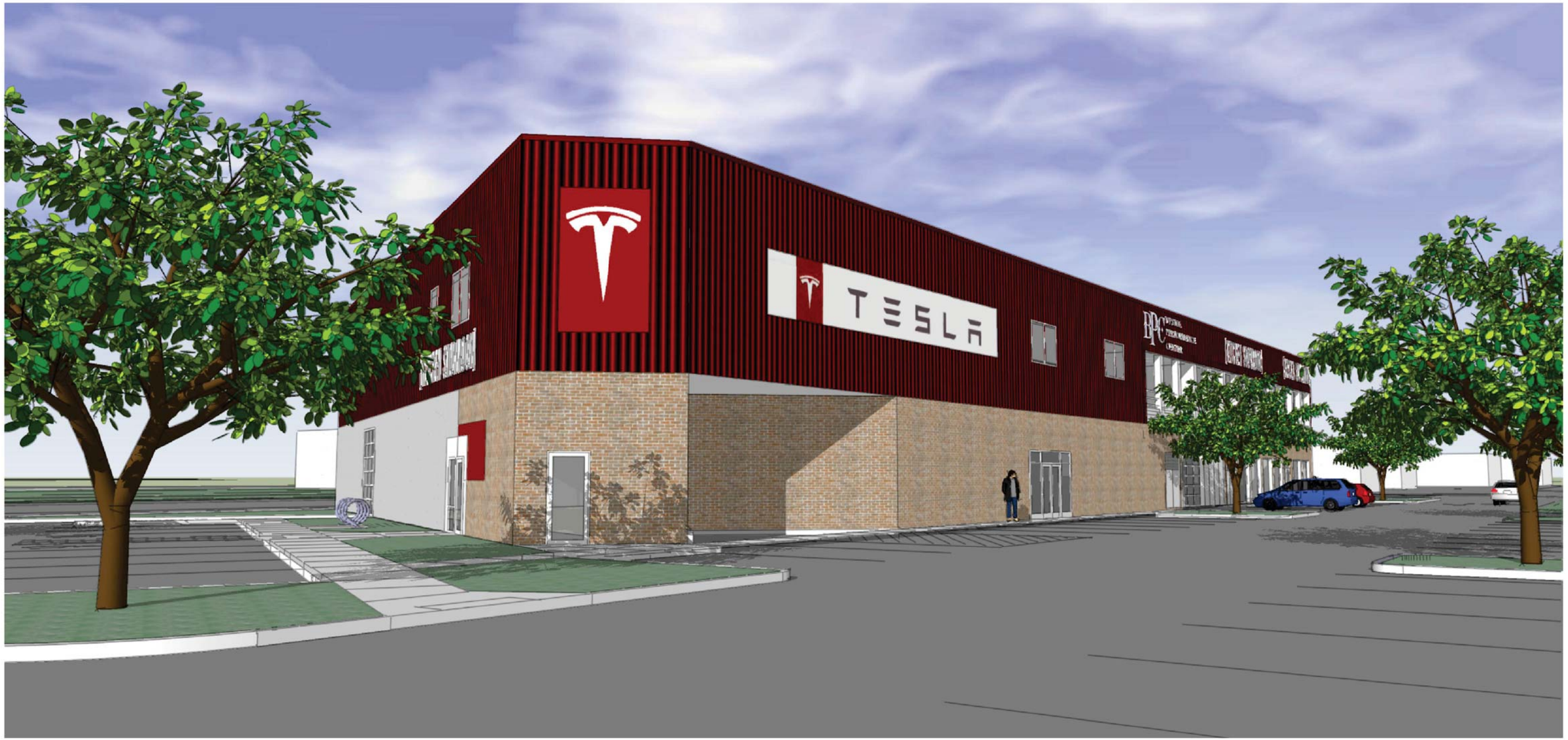

SOUTHEAST SIGNAGE
PERSPECTIVE

TEF HIGHLAND PARK, LLC

NOVEMBER 22, 2013

1200 W. OLD SKOKIE ROAD
HIGHLAND PARK, ILLINOIS

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ARCHITECTS

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TESLA

Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

WSA · MEMBER ISA INTERNATIONAL SIGN ASSOCIATION · MEMBER OF CESA CALIFORNIA ELECTRIC SIGN ASSOCIATION

Tesla Motors

1200 Old Skokie Valley Rd.
Highland Park, IL 60035

Initial Date: 10/16/13
Salesperson: Melissa Saltsgaver
Coordinator: Tracey Pichierri
Designer: kendra pickett
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature _____ Date _____

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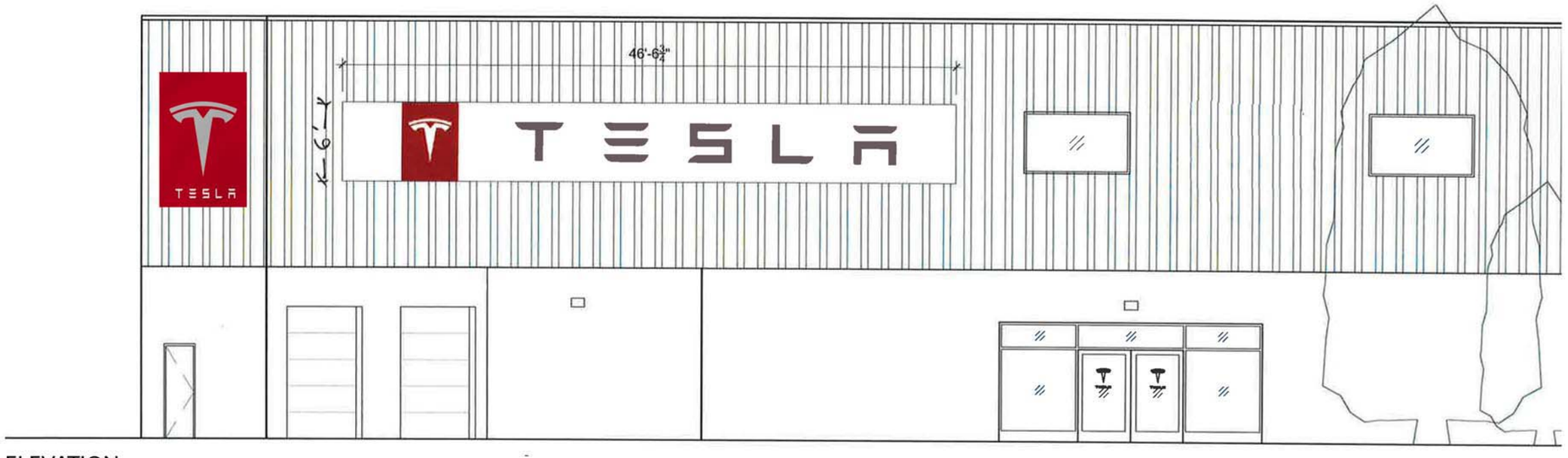
Drawing Number: 13-01287

Work Order Number: 60791

PERSPECTIVE



ELEVATION

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

MEMBER MEMBER OF CESA

Tesla Motors

Initial Date:
Salesperson: Melissa Saltsgaver
Coordinator: Gladys Dompe
Designer: O Lemus
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature Date

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Drawing Number: 13-01179
Work Order Number: 60119

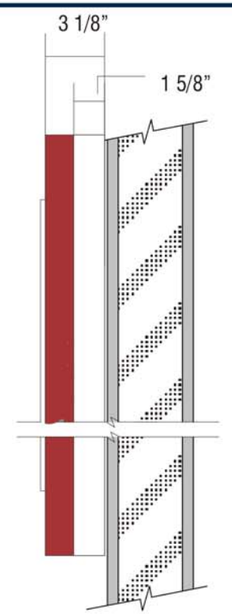
Page No.

ELECTRICAL TO BE RUN TO SIGN SITE BY OTHERS

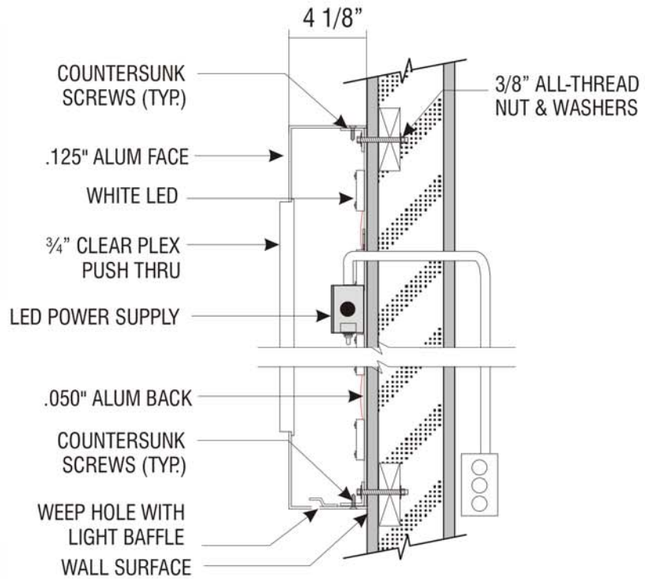
12′ ILLUMINATED SIGN FLAG

MANUFACTURE AND INSTALL ONE (1) ILLUMINATED WALL DISPLAY

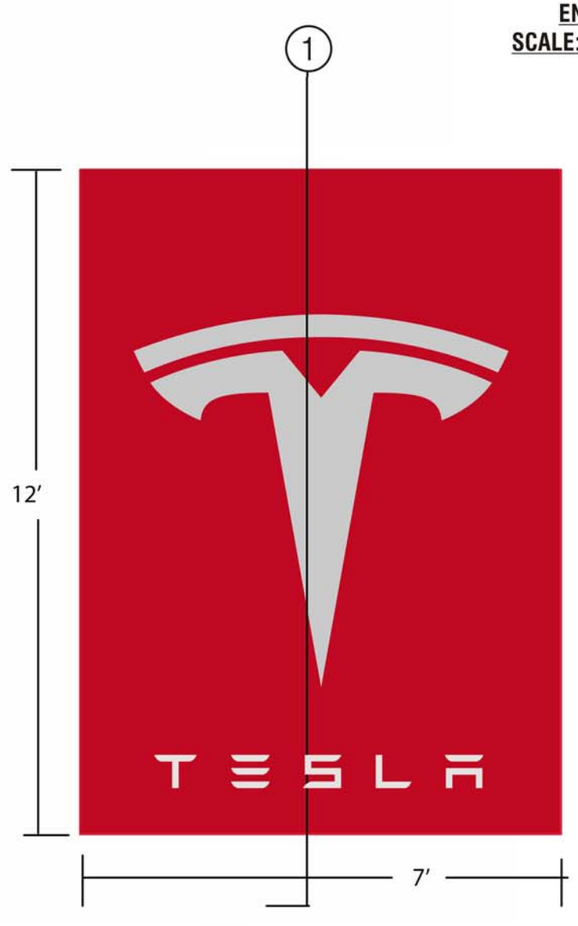
LOGO: 4 1/8" DEEP INTERNALLY ILLUMINATED S/F CABINET WITH PUSH THROUGH LOGO AND COPY.
CABINET TO BE OF ALL ALUMINUM CONSTRUCTION PAINTED TO MATCH BENJAMIN MOORE #2087-10 NEON RED.
LOGO TO BE 3/4" THICK CLEAR PLEX PUSHED THROUGH FACE 1/2" WITH FROSTED EDGES.
OVERLAY PUSH THROUGH FACES WITH FIRST SURFACE #3630-20 TRANSLUCENT WHITE VINYL.
ILLUMINATE WITH WHITE LEDS AS REQUIRED. FLUSH LOGO CABINET MOUNT TO FASCIA.



END VIEW
SCALE: 1 ½"=1'-0"



1 **SECTION DETAIL** **SCALE: 1 ½"=1"-0"**



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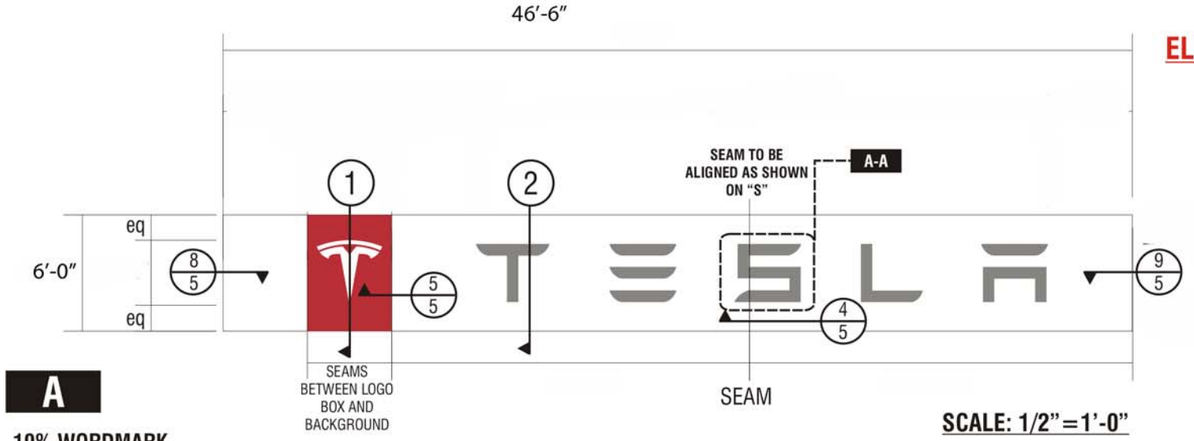


A

10% WORDMARK

46'-6" ILLUMINATED SIGN - 10 % WORDMARK

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

SQ. FT. 18.42

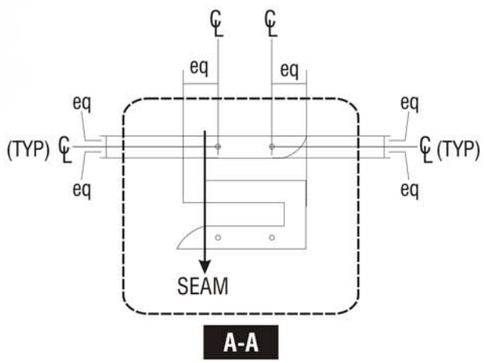
MANUFACTURE AND INSTALL ONE (1) NON- ILLUMINATED WALL DISPLAY

BACKGROUND: TO BE 1 5/8" DEEP REVERSE PAN OF ALL ALUMINUM CONSTRUCTION PAINTED TO MATCH BENJAMIN MOORE #OC-65 CHANTILLY LACE. ALL RETURNS TO BE PAINTED TO MATCH BENJAMIN MOORE #OC-65 CHANTILLY LACE.

LOGO: 4 1/8" DEEP INTERNALLY ILLUMINATED S/F CABINET WITH PUSH THROUGH LOGO AND COPY.
CABINET TO BE OF ALL ALUMINUM CONSTRUCTION PAINTED TO MATCH BENJAMIN MOORE #2087-10 NEON RED.
LOGO TO BE 3/4" THICK CLEAR PLEX PUSHED THROUGH FACE 1/2" WITH FROSTED EDGES.
OVERLAY PUSH THROUGH FACES WITH FIRST SURFACE #3630-20 TRANSLUCENT WHITE VINYL.
ILLUMINATE WITH WHITE LEDS AS REQUIRED. FLUSH LOGO CABINET MOUNT TO FASCIA.

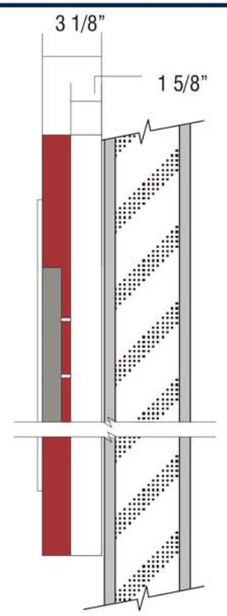
TESLA: 2" DEEP INTERNALLY ILLUMINATED REVERSE PAN CHANNEL LETTERS.
PAINT FACE AND RETURNS TO MATCH BENJAMIN MOORE #2124-20 TROUT GRAY.
ILLUMINATE WITH WHITE LEDS AS REQUIRED.
PEG OFF FACE OF BACKGROUND 1". PAINT STANDOFFS BENJAMIN MOORE #OC-65 CHANTILLY LACE.

ELECTRICAL TO BE RUN TO SIGN SITE BY OTHERS

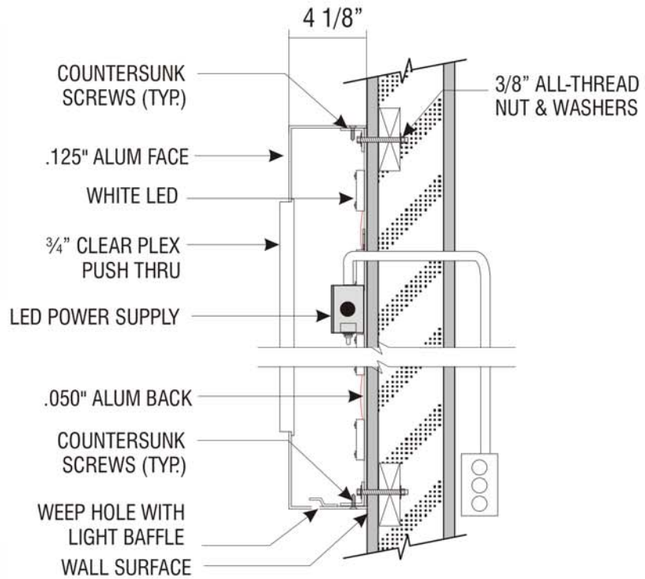


A-A

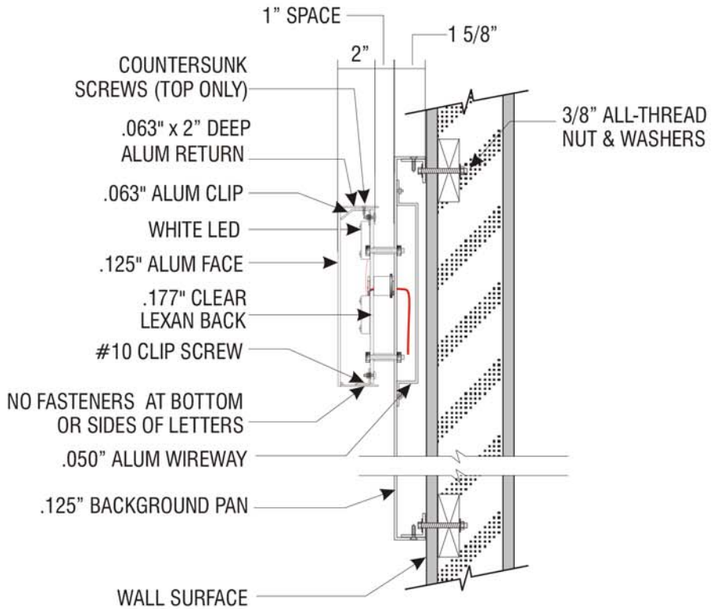
MOUNTING POINTS ARE TO BE CLEAR OF SEAM
ALL LETTER STANDOFFS TO BE EQ/EQ FROM OUTER EDGE OF LETTER AND CENTERED ON THE STROKE WIDTH OF EACH LETTER



END VIEW
SCALE: 1 ½"=1'-0"



1 **SECTION DETAIL** **SCALE: 1 ½"=1''-0"**



2 **SECTION DETAIL** **SCALE: 1 ½"=1''-0"**

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MEMBER MEMBER OF CESA

Tesla Motors

Initial Date:
Salesperson: Melissa Saltsgaver
Coordinator: Gladys Dompe
Designer: O Lemus
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

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Drawing Number: 13-01179

Work Order Number: 60119

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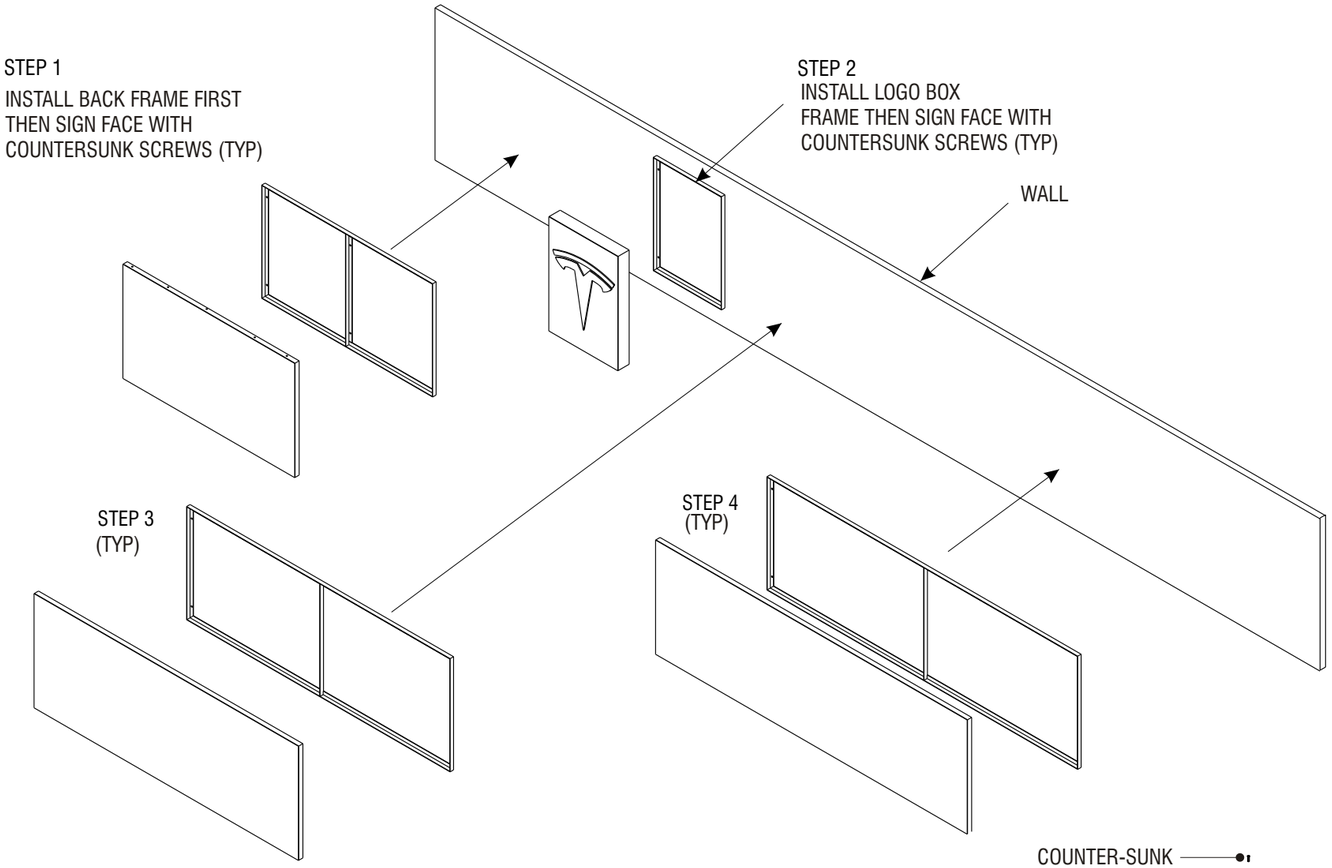
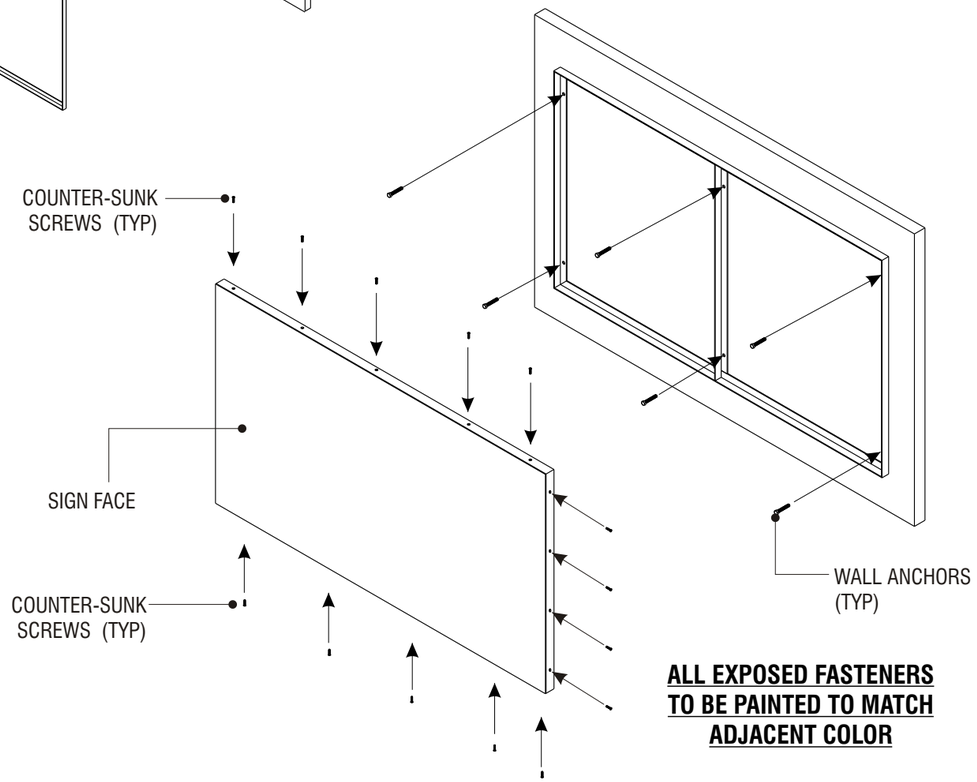


INSTALL STEPS N.T.S.



ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH ADJACENT COLOR

FRAME AND SIGN FACE DETAIL N.T.S.

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www.signtechUSA.com

MEMBER MEMBER OF CESA

Tesla Motors

Seattle Service Center
1039 6th Ave. South
Seattle, WA. 98134

Initial Date: 09/24/13
Salesperson: Melissa Saltsgaver
Coordinator: Gladys Dompe
Designer: O Lemus
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

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Drawing Number: 13-01179
Work Order Number: 60119

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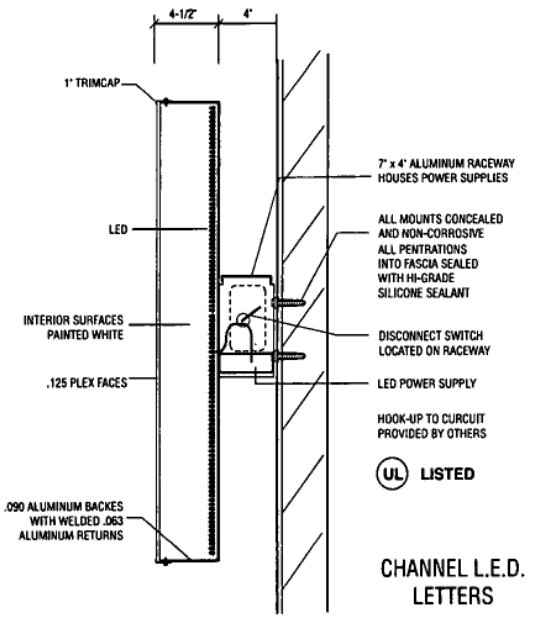
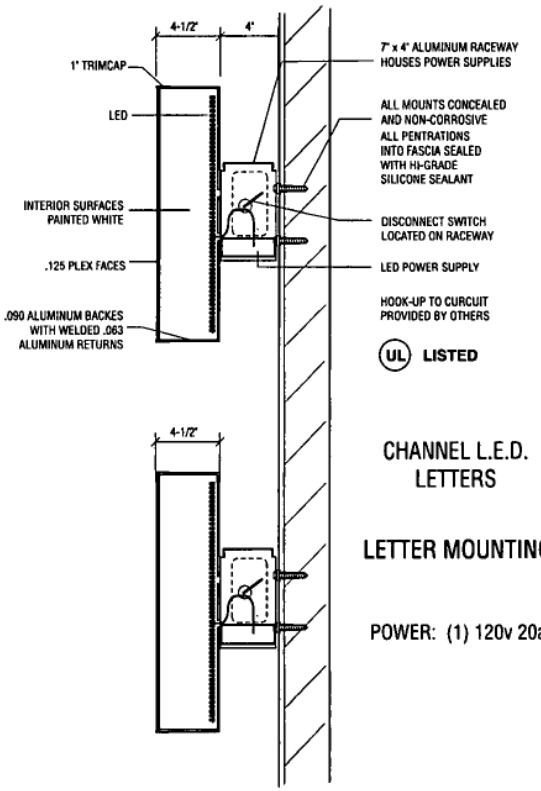


LOGO MOUNTING DETAIL VIEW



CHANNEL L.E.D. LETTERS

LETTER MOUNTING DETAIL VIEW

POWER: (1) 120v 20amp circuit / (1) per set

NORTH SHORE SIGN
1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"

Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

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ELITE SPORTS TRAINING & WELLNESS
1200 OLD SKOKIE RD. HIGHLAND PARK, IL.

SCALE NOTED		SALESPERSON ART
DATE 1/7/15		DRAWING # 10530
DRAW BY: AS		PG. 2

Muller Subaru: 1350 Park Ave W (2017)

Sign Name	Dimensions	Total Sq Ft
Ground Sign	20'-3" x 9'-9" (33 SF)	**33 SF**

HP Ford & Lincoln: 1333 Park Ave W (2008)

Sign Name	Dimensions	Total Sq Ft
Ground Sign #1	15' x 6'4" (97 SF)	
Ground Sign #2	15' x 6' (90 SF)	
Wall Sign #1	2'6"/1'-4" x 8'-0"/5'-0" (28.75 SF)	
Wall Sign #2	3'-6"/2'-0" x 7'-6"/3'-0" (32.25 SF)	
Wall Sign #3	3'0"/2'-0" x 6'-0"/2'-0" (22 SF)	
Wall Sign #4	2'-6" x 8'-0" (22 SF)	
Wall Sign #5	3'-6" x 7"-6" (26.25 SF)	
Wall Sign #6	3'-0" x 6'-0" (18 SF)	
		149.25 SF

Porsche Exchange: 2300 Skokie Valley Rd (2016)

Sign Name	Dimensions	Total Sq Ft
Ground Sign #1	5'-10 1/2" x 4'-2 ¾" (24.85 SF)	
Ground Sign #2	19'0" x 6'-1"(115.58 SF)	
Ground Sign #3	48" x 40 ½" (4.0 SF)	
Wall Sign #1	2'-6" x 36'-7 1.4" (91.5 SF)	
Wall Sign #2	2'-2" x 18'-2 ¾" (39.5 SF)	
		275.43 SF

Audi Exchange: 2490 Skokie Valley Road (2019)

Sign Name	Dimensions	Total Sq Ft
Sign 1 (Wall)	4’-7 7/8” x 13’-5 7/16” (62.61 SF)	
Sign 1a (Wall)	2’-0” x 7’-8 ¼” (15.38 SF)	
Sign 1b (Wall)	24” x 16’-0 7/8” (32.15 SF)	
Sign 2 (Wall)	2’-10 1/16” x 8’-2 7/16” (23.28 SF)	
Sign 3 (Wall)	2’-10 1/16” x 8’-2 7/16” (23.28 SF)	
Sign 4 (Wall)	: 1’-1” x 16’-9” (18.15 SF)	
Sign 17 (Wall)	1’-2 5/8” x 2’-2 3/8” (2.70 SF)	
Sign 10 (Wall)	2’-10 1/16” x 8’-2 7/16” (23.28 SF)	
Sign 11 (Wall)	4’-7 7/8” x 13’-5 5/16” (62.61 SF)	
Sign 11a (Wall)	2’-0” x 7’-8 ¼” (15.38 SF)	
Sign 11b (Wall)	24” x 16’-0 7/8” (32.15 SF)	
Sign 16 (Wall)	1’-2 5/8” x 2’-2 3/8” (2.70 SF)	
Sign 13 (Wall)	2’-10 1/16” x 8’-2 7/16” (23.28 SF)	
Sign 14 (Wall)	1’-4” x 5’-1 ½” (6.83 SF)	
Sign 14a (Wall)	16” x 10’-8 ½” (14.28 SF)	
Sign 19 (Wall)	4’-7 7/8” x 13’-5 7/16” (62.61 SF)	
Sign 5 (Ground)	8’-0” x 7’-0” (8.56 SF)	
Sign 6 (Ground)	4’-0” x 2’-9” (11.00 SF)	
Sign 7 (Ground)	8’-0” x 24” (4 SF)	
Sign 8 (Ground)	8’-0” x 24” (4 SF)	
Sign 9 (Ground)	6’-0” x 24” (4 SF)	
Sign 12 (Ground)	4’-0” x 2’-9” (11.00 SF)	
*Sign 20 (Ground)_*	8’-0” x 24” (4 SF)	
Sign 15 (Ground)	4’-0” x 2’-9” (11.00 SF)	
Sign 18 (Ground)	4’-0” x 2’-9” (11.00 SF)	
		882.73 SF

Genesis of Highland Park: 2860 Skokie Valley Rd (2024)

Sign Name	Dimensions	Total Sq Ft
Wall Sign #1	5’0” x 10’2 5/8” (17.03 SF)	
Wall Sign #2	5’0” x 34’-11 1/16” (52.38 SF)	
Wall Sign #3	5’0” x 34’-11 1/16” (52.38 SF)	
Ground Sign #1	5’0” x 34’-11 1/16” (52.38 SF)	
Ground Sign #2	15’-0” x 8’ – 3 13/16” (124.76 SF)	
		209.38 SF

CERTIFICATE OF DESIGN REVIEW APPROVAL

Date Approved:	October 21st , 2025
Project Address:	1200 Old Skokie Road (the "Property")
Applicant:	Seth King, Lucid
Project Name / Description:	Sign Package Amendment & Design Review for Lucid

Application Summary

The Plan & Design Commission approved the Design Review for exterior alterations and the Sign Package Amendment to amend the sign package regulations to allow the signage as specifically proposed in Attachment 2 of the packet. This proposal supersedes the prior signage regulations for the subject property.

Conditions of Approval:

- Dependent on the decision of the Commission, the Applicant must either install the ground sign as proposed with an illuminated print or the Alternative option without an illuminated graphic.
- Must comply with size and method of internal illumination as stipulated in proposed Sign Package.
- The changes for signage are only those identified in Attachments 1 and the staff report.
- The proposed exterior modification of the polycarbonate paneling must display as shown in plans.
- Applicant must obtain necessary building permits to proceed with installation of the signage shown in the attached sign plans.

Approved Plans:

- Approved Sign Plans & Elevations – per Attachment 2 in the posted packet for October 21, 2025

Approved Plans Attached.

See next page for notes and signature.

This is to verify that on this date, an approval was given by the Plan & Design Commission of the City of Highland Park, Illinois for this project. It is the responsibility of the Petitioner to ensure that all necessary permits are filed with the City. Plan & Design Commission approval does not imply that the project has met all code requirements of the City as subsequent approvals by the Building Division, Public Safety or Public Works may be required.

_____

Zubin Coleman
Senior Planner
Community Development

Staff Report

Meeting Date: October 21, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: Public Hearing #PUD-2025-00056 for a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, Final Plat of Re-subdivision, and Design Review, with Modification from City Code, for a four-townhome residential unit Development (932 Deerfield Rd. & 942 Deerfield Rd.)

Consideration:
See attached staff report.

Attachments:
1. Staff Report 932-942 Deerfield Ave. PUD
2. Attachment 1 - Final Plat of Consolidation & Staff Review
3. Attachment 2 - Project Narrative
4. Attachment 3 - Elevations
5. Attachment 4 - Updated Renderings
6. Attachment 5 - Fence Detail
7. Attachment 6 - Landscape Plan
8. Attachment 7 - Materials List
9. Attachment 8 - Civil Engineering Plans
10. Attachment 9 - Response to Design Review Standards
11. Attachment 10 - DRAFT PUD, DRC & Subdivision Findings of Fact

REQUEST FOR PLAN & DESIGN COMMISSION ACTION

TO: Plan and Design Commission ("***Commission***")

FROM: Community Development Department

DATE: for the Oct. 21, 2025 Commission Meeting

RE: **Public Hearing #PUD-2025-00056 for a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, Final Plat of Re-subdivision, and Design Review, with Modification from City Code, for a four-townhome residential unit Development (932 Deerfield Rd. & 942 Deerfield Rd.)**

UPDATE:

Attachment 4 has been updated to better depict the proposed landscaping.

The Applicant explored enlarging windows and states, "We cannot expand the windows that much because of EPA requirements for insulation. We found this out after discussing it with the architect."

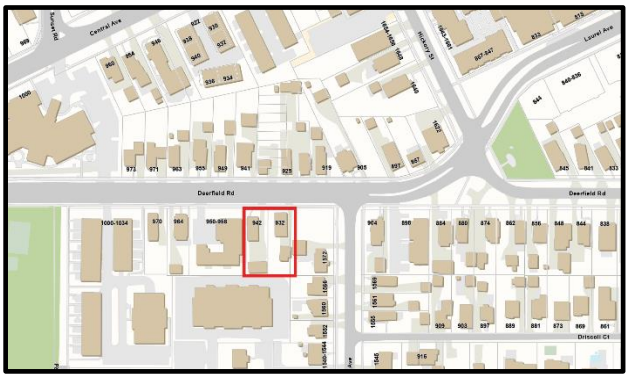


Figure 1: 932 & 942 Deerfield Road Location Map

All application materials (except the aforementioned updated **Attachment 4**) and the report that follows are the same as posted for the Sept. 16, 2025 Commission meeting. Red underline in the report were additions made for the Sept. 16 report.

PROJECT SUMMARY:

The applicant, Alex Malecki, on behalf of Stalwart Development, (*the **"Applicant"**)* has submitted an application for redevelopment and is proposing to demolish the existing single-family dwellings at 932 and 942 Deerfield Road and construct a three-story, four-unit townhome, comprised of individual townhome units. The property currently has two parcels with vacant residential dwellings and is situated on the south side of Deerfield Rd., just west of McDaniels Ave. (*see Figure 1*). The dwellings have not been demolished yet but the demolition permits have been applied for and are under review. The property lies just west of the Laurel Avenue and Deerfield Road convergence.

Due to this proposal being a townhome development, the Planned Unit Development review process is required. The development will consist of one building composed of four attached townhomes. The building is oriented facing west on the lot. The lot is currently composed of two parcels, each with a vacant single-family dwelling on it. The lot is currently zoned RM1 for multi-family zoning uses.

This request includes the following:

1. Plat of Consolidation – The Commission makes a recommendation to City Council[1].

[1] As a standalone plat only the Chair needs to sign the plat, as it is a minor plat with no variations (and no Commission consideration is required, per Sec. 151.005(E)(1)). The Chair reviewed and approved; however, since the Chair's preliminary approval (City Council has final decision) the Applicant has submitted for PUD. As such, the PDC will now make a recommendation on the plat, per Sec. 150.530(D).

   a. Recommended Condition of Approval to demolish homes prior to recordation of plat (full report in **Attachment 1**).

2. Preliminary Planned Development ("**PUD**") Review – the Commission makes recommendation to City Council. This includes the following:
   a. The proposed public benefit.
   b. Modifications for setbacks and maximum lot coverage, and the Open Space requirement.
3. Design Review – the Commission is the authority and makes approval.
   a. This includes certain landscaping variation request – see the subsection on a subsequent page for variation summary.
4. Findings of Fact

PRE-APPLICATION DISCUSSION:
Pre-application meetings before the Commission are not required, and the Applicant did not perform a pre-application meeting.

SEP. 2, 2025 COMMISSION DISCUSSION:
The Commission considered the PUD (along with Design Review) at its Sep. 2, 2025 meeting (use the hyperlink to find that posting with staff report and the Applicant's exhibits). The Commission discussed the project including the request for a modification to the Evergreen planting requirement, among other things, and took testimony from the Applicant. The Applicant directed Staff to draft Findings of Fact for the PUD, Design Review & Subdivision for the September 2 PDC meeting. The Commission took public testimony and directed the Applicant to return with specific updates and/or revisions. A motion was made to continue this item to the September 16, 2025 meeting.

The Applicant provided the following exhibits that were updated from the prior meeting:

- Attachment 3 – Elevations
  - To display additional windows on north façade facing Deerfield Road.
- Attachment 4 – Renderings
  - To display additional windows on north façade facing Deerfield Road. Also depicts lighting fixtures on wall and a change in the façade materials color scheme.
- Attachment 5 – Fence Detail
  - To display concept of proposed perimeter fence.
- Attachment 6 – Landscaping Plan
  - To ensure that no invasive species are included in the proposed planting schedule.
- Attachment 7 – Material List
  - To depict new façade material and modified color scheme for the exterior façade.

Other commissioner comments not addressed in the updated exhibits, listed above, include the following:
- Directed Staff to add Condition of Approval to Findings of Fact that requires 'No Parking' signage in drive aisle of property to maintain a clear drive aisle for emergency vehicles.
- Directed the Applicant to bring samples of proposed materials to the next meeting.
- Look into the current street parking for this area of Deerfield Road.

MODIFICATION SUMMARY PROPOSED:
This is a summary only and additional context and further analysis is provided:

- Per calculation, 8 Evergreen trees required and 0 provided – relief requested.
    - Landscaping relief – Applicant providing Evergreen shrubs, which the City Forester approved of after working with the Applicant on alternatives to Evergreen tree plantings.
    - At the Sep. 2 meeting, Commissioner Ihnchak noted that an invasive species, Chanticleer Pear, was listed in the proposed planting schedule. That was listed on an outdated landscaping plan. The Applicant ensured Staff that the landscaping plan included as Attachment 6, is accurate.

PUBLIC COMMENTS:

There were not any written public comments submitted for this project.

At the Sep. 2 meeting, there were at least five residents who provided public testimony. The public testimony pertained mostly to the following topics of concern:

- Increase in traffic and surrounding street parking spots.
- Fear of proposed townhome residents and their guests using neighbor's nearby parking spaces.
- Fencing to ensure separation between proposed townhome units and neighboring lots.
- Sewer backup issues.

Since the meeting, another resident reached out to Staff expressing concerns about the height and landscaping that Staff addressed. No other public comments have been received since.

EXISTING CONDITIONS

This project is comprised of two parcels. Each parcel has a vacant two-story single-family dwelling on it. For the project to proceed the structures would be demolished and the property consolidated & re-developed. Both homes were issued demolition permits.

BUILDING & SITE DESIGN:

The proposed three story, four unit building will be oriented sideways on the lot facing west. The applicant submitted renderings of the proposed townhomes. Each unit is accessed either via a two-car garage on the ground-level or a shared stairwell with a neighboring unit to the front door – each unit has its own private front door but a shared exterior, front stairwell that leads to the entry doorway (*see Figure 2*). The ground floor consists of a large family room and the two-car garage while the kitchen, living room and dining room on the 2nd floor. Each unit has a glass sliding door in the rear on the ground floor while the second and third floors have a rear Juliet balcony. All of the bedrooms are located on the third floor.

Figure 2: Rendering of four proposed units

The applicant provided detailed material selections for the building. The façade will be composed of mostly Biscayne blue fiber cement siding and white brick at the foundation. The roof is composed of

Atlas Pinnacle sun cool surf gray asphalt shingles and there will be black metal used for the front doors and garages as accents. A white metal will be used as window trim accents. The applicant has introduced a Dover gray fiber cement siding to the front of the units. The gray paneling will cover the portions of the façade with the windows – excluding the windows above the front entry door. The windows above the doors will remain surrounded by white brick. The Applicant also added additional windows onto the north and south façade of the building, as recommended by the Commission.

ZONING ANALYSIS:
The Property is zoned RM1 High Density Residential District.

Land Use.
Per Section 150.490, Table (A), the land use Multiple Family Dwelling is a "P" (permitted") land use within the RM1 zoning district. First floor multiple Family Dwelling is also permitted within this district.

Planned Development.
Per Section 150.505, the Applicant is proceeding by a Planned Development ("***PUD***"). A PUD is required for townhouse and other attached single-family developments.

Figure 3: Zoning Map

Setbacks.
The proposal **does comply** with the Article 7 RM1 setbacks requirements.

Per Section 150.704(A), the development must meet the following RM1 setbacks:

- North (Front): 25' min. setback / 25' is proposed on Deerfield Rd.
- South (Rear): 25' min. setback required, 25' proposed
- East (Side): 16' min. setback required / 16' is proposed
- West (Side): 10' min. setback required / 40' proposed.

Staff Comments:

1. RM1 zoning side setback per 150.704(A) is 10'. However, per 150.704(A)(c), when the side setback functions as the height of a structure, then an additional 2 ft. are required for every 10' of height per that structure's wall. The height of the proposed structure is 34'8", the side setback must be at least 16' or the structure must be step backed every 2 ft. beyond every 10' in height to meet this code provision. The Applicant chose a 16' side setback on the east lot line instead.

Lot Dimensions.

- The minimum lot area required for Multi-Family Use is 10,000 sq. ft. The submitted survey indicates the dimensions of this development's lot is approx. 100' x 150' which area totals 15,000 sq. ft.

Subdivision Review.
See **Attachment 1**.

- In order to by a minor, expedited plat (without variations), there is a condition of approval that the homes be demolished prior to recording the plat.

Density & Inclusionary Housing.
The density allowance for conforming lot sizes is one multiple-family unit per 2,904 sq. ft. of lot. The property is approximately 15,000 sq. ft. in area. That allows as a base density, without any bonuses, 5 units.

Inclusionary Housing Review
This development consists of fewer than 5 units, thus not triggering the requirement of inclusionary housing, per Sec. 150.2105(A).

Height.
The maximum allowed height in the RM1 for principal structure is 35 feet and maximum three stories. The Applicant proposes 34'-8".

Max. Lot Coverage.
Maximum lot coverage in the RM1 district is 33.3%. This development proposes 29.8%, which complies.

Off-Street Parking & Loading.
The parking requirement for "Dwellings as Part of a Planned Development in zoning districts other than the RO, B4-4, B4-5, B4-6, B4-BG, and B5 Zoning Districts" per Section 150.851 are as follows:

- 2 spaces per dwelling unit with two or more bedrooms.

The requirement is the same if the proposal is part of a Planned Development.

Guest Parking is the following, per Section 150.851: "Market Rate Units in the following quantities: 0.25 spaces per dwelling unit if 5 or more; 0.5 spaces per dwelling unit if less than 4 units."

Based on the floor plan layout, the off-street parking requirement is as follows:

- Off-site parking spaces for 4 three-bedroom townhome units = 8 spaces
- Provided: 8 spaces Each unit has a two-car garage
- Guess Off-Street parking spaces for four units = 2 spaces
- Provided: 2 spaces along south lot line
- Total: 10 spaces

Street Parking
Staff contacted Ryan Erjavac, Community Service Officer with the Police Department, and he confirmed that the section of Deerfield Road right in front of 932 & 942 Deerfield Road does have street parking. However, no street parking is permitted on Deerfield as you head east, closer to the intersection of Deerfield Road & McDaniels Avenue.

Loading requirement, per Section 150.851: "*None required for first 25 dwelling units; thereafter one loading space for every 100 dwelling units per building*."

- The project is less than 25 dwelling units – none required.

The dimensions comply with the 8.5' min. width and exceed the 17.9' projection requirement (18' indicated). The 25.5' is two inches short but the stalls are all one inch extra, so on the balance the aisles

comply. There is one ADA space provided (meets the Zoning Code requirement), though the space is not doubled in width, it is an extra 5' wide. The ADA State requirements must be met.

SIGNAGE.
No signage provided.

DESIGN REVIEW – CHAPTER 176
As a new residential development, this project is subject to the provisions in Chapter 176 of the City Code, "Design Review." Per Sec. 150.530(H)(2), " (a) Review the exterior design features of the proposed Planned Development, as set forth in the Preliminary Development Plan, and (2) transmit to the City Council its preliminary comments regarding the extent to which all exterior design features of the proposed Planned Development satisfy the design review standards set forth in Chapter 176 of the Code." These will include the following:

(A) Site Plan.

(1)The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.

(2) Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.

(3) Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.

(4) Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.

STAFF REVIEW: At the streetscape frontage, the site plan provides landscaping and access via a proposed driveway for the four units. The submitted plans appear to address some of Article VIII and Article XXII. The landscaping analysis can be found above. There are proposed fences along the perimeter and along portions of the vehicular use area within 25 feet of a Residential District, as required by code.

The building is oriented primarily to the west while street frontage is to the north. The rendering and elevations show that each unit's ground-floor attached garage is accessed through the front façade facing west. The building configuration does not appear to catch and accumulate debris.

(B) Site Treatment.

(1) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.

(2) Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.

(3) Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.

(4) Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.

STAFF REVIEW: The development is designed in a way that provides a safe and stable surface. The applicant has not proposed a sidewalk on the property due to the natural existing topographic patterns and even grade on the lot. The Commission may want to discuss the feasibility of pedestrian access on this site without a sidewalk.

C) Building Design

(1) Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.

(2) Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.

(3) Building materials shall be durable and conducive to easy maintenance and upkeep.

(4) Mechanical or other utility equipment.

a) Mechanical and utility equipment located on the roof or exterior of a building shall either be:
   (i) screened from view from public rights-of-way with materials harmonious to the building; or
   (ii) located as to not be visible from public rights-of-way or residential zoning districts.

b) Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.

(5) Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.

STAFF REVIEW: The proposed development has a contemporary design and three stories at 34'-8'' tall. The applicant will provide photographs to show the context of the built form of the adjacent buildings. The building's currently proposed design includes a variety of color and cladding including blue and gray fiber cement siding, white brick, and asphalt shingles. The building's architectural features include two front entry porticos that cover paired front entry doorways for each unit. There are large windows on the second level and each unit's front façade protrudes out 2'. The Applicant added additional windows onto the north and south facades of the building.

The plans indicate that the air condition units are ground-mounted and located in the rear. The location of the units comply, meeting the 10' side setback for the RM1 district. The applicant will also screen the units through numerous evergreen shrubs that will screen it from the property line.

(D) Lighting.

1) Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.

2) Light sources shall be shielded from view from public rights-of-way and residential districts.

3) Light poles located within a Vehicular Use Area shall be located between parking spaces.

4) Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.

The proposed lighting includes wall sconces on the face of the building. Lighting level specifications are provided in the lighting plan. These specifications will be required to ensure conformance with Article VI. If any exterior lighting is proposed in the future, it will be subject to design review.

Sec. 176.210 District Design Review Standards.
(C) Multiple-Family Residential Districts.

1) Medium Density (RM1 Zoning Districts). The mass and scale of buildings and the location of doors and windows shall be designed in a manner that is sensitive to abutting low-density residential uses.

The proposed development includes detail of massing, scale, and location of windows and doors. The applicant has not yet provided detailed context of surrounding building facades and designs.

NEIGHBORHOOD CONTEXT:

- North: RM1, residential uses.
- West: RM1, residential uses.
- South: RM1, residential uses.
- East: RM1, residential uses.

APPROVAL PROCESS:
The following zoning, subdivision, and design review applications are necessary for the Applicant to complete their project, as well as building permit/s and other permit/s as necessary:

(1) Planned Development (Preliminary and Final), (2) Design Review and (3) Plat of Consolidation

The standards of approval that apply are as follows:

- Preliminary PUD: Sec. 150.520 and Sec. 150.525(H).
- Design Review. Sec. 176.205.

This is a preliminary PUD. Upon City final consideration of this request the Applicant may move forward to final PUD, if appropriate, per Sec. 150.535. The Applicant must submit the final PUD within six months of approval (if approval occurs) by the City Council, per Sec. 150.535(D).

CITY DEPARTMENT COMMENTS

Fire Department – The proposed site layout allows access for emergency vehicles to drive into the lot and tend to each unit in case of emergency. Recommended a fire hydrant at the back of the property.

Building Division – The proposal requires formal plan review, but no issues with the proposed site layout as-is.

Forestry – Worked with applicant on plant schedule to include numerous Evergreen shrubs. Since no Evergreen trees are proposed for plantings, the City Forester is content with the amount of Evergreen shrubs planted instead.

FINDINGS OF FACT

The Applicant directed staff to draft Findings of Fact recommending approval of the following:

1) Planned Development / Special Use Permit
    a. This recommendation for approval acknowledges the zoning relief requested
2) Design Review and Plat of Re-Subdivision

The findings of fact for both items are attached to this report.

CONDITIONS OF APPROVAL

The Applicant shall install "No Parking" signage in drive aisle along west lot line to ensure a clear drive aisle for emergency vehicle access.

RECOMMENDATION:

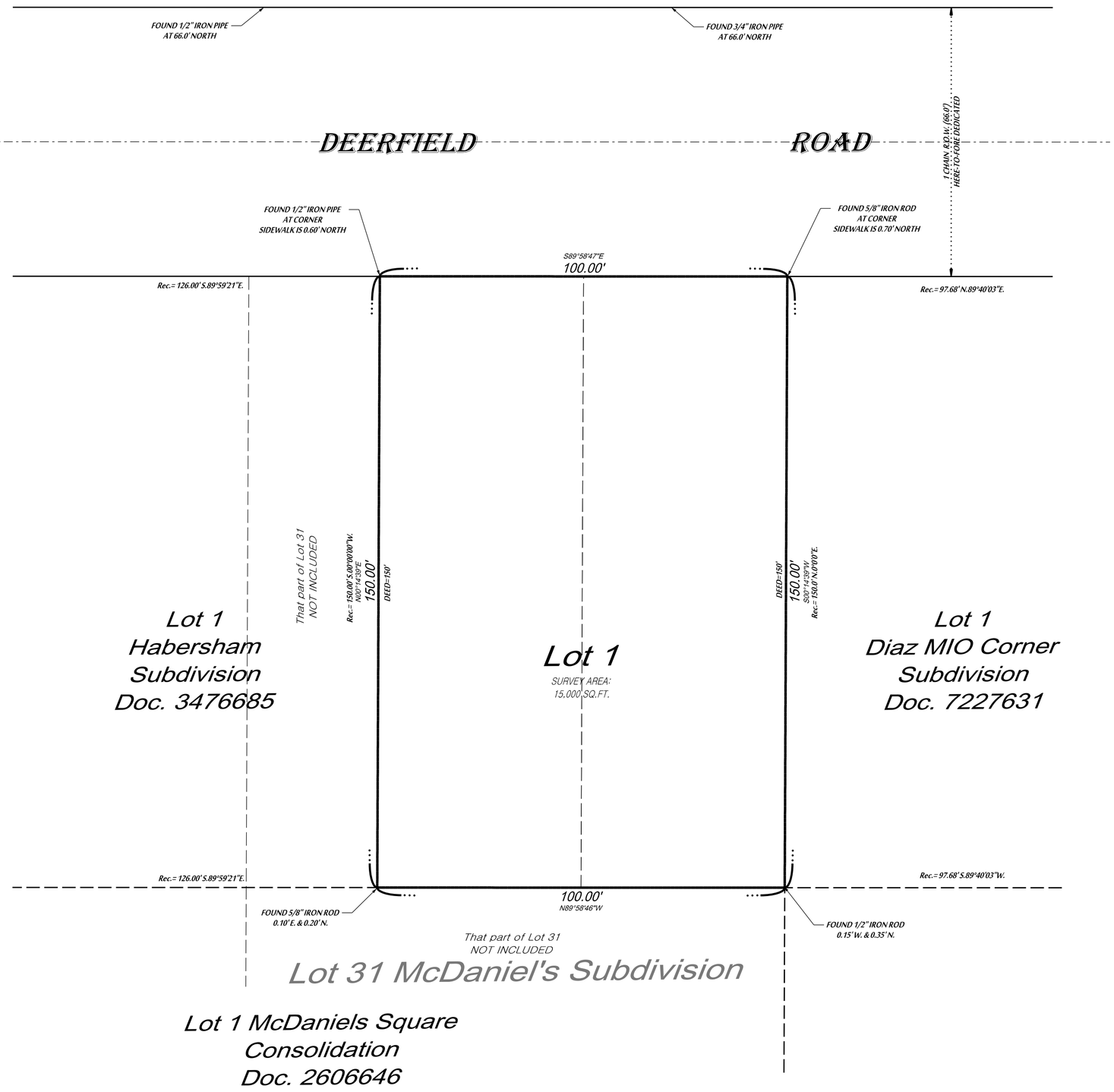
The Department of Community Development recommends that the Plan & Design Commission open the public hearing, consider the request, and continue or direct findings of fact, as appropriate.

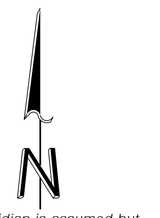
STALWART'S
DEERFIELD ROAD CONSOLIDATION

of

part of Lot 31 in McDaniel's Subdivision in the West Half of the Northeast Quarter of Section 26, Township 43 North, Range 12 East of the Third Principal Meridian, in Lake County, Illinois

Space Reserved for Recorder





The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

0 20 40

Scale: 1"= 20 ft.

Easement Provisions :

Non Exclusive Easements for serving the subdivision and other property with Electric, Communication, Sounds, Signals, Cable Television, Sewers, Water, Natural Gas, Street Lighting and Drainage are hereby granted to the City of Highland Park, Commonwealth Edison, Ameritech Telephone, Northern Illinois Gas and any Cable Television or Internet Company with a franchise agreement with the said municipality , and their respective succesors and/or assigns, jointly and severally over the areas of the property shown within the dotted lines on the plat and marked Easement, for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate the various utility mains, equipment and services over upon, along, under and through the surface said indicated easements, together with the right of access across the property of necessary people and equipment to do any of the above work.

The right is also granted to cut down, trim or remove any trees or other plants on the easements that interfere with the operation of said utility mains, equipment, services and related appurtenances. No permanent buildings shall be placed on said easement but same may be used for landscaping, parking and other purposes that do not then or later interfere with the aforesaid uses or rights.

Owner's Certificate with Notary

State of Illinois)
County of Lake)

This certifies that ALEXANDER MALECKI & ZBIGNIEW W. MALECKI are the owners of the land described in the subject plat, and that they have caused the same to be surveyed and consolidated, as indicated thereon, for the uses and purposes therein set forth, and they do hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated this _____ day of _____, A.D. 2025.

Signed: _____ By: ALEXANDER MALECKI , Owner

Signed: _____ By: ZBIGNIEW W. MALECKI , Owner

State of Illinois)
County of Lake)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that ALEXANDER MALECKI and ZBIGNIEW W. MALECKI are personally know to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 2025.

Signed: _____
Notary Public

Drainage Certificate

State of Illinois)
County of Lake)

The undersigned owner or duly authorized agent hereby certify that to the best of their knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining landowners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, A.D. 2025.

By: _____
Owner

City Council Certificate

State of Illinois)
County of Lake)

Approved by the Mayor and City Council of the City of Highland Park, Lake County, Illinois. Illinois at a meeting held the _____ day of _____, A.D. 2025.

By: _____ Attest: _____
Mayor City Clerk

City Treasurer Certificate

State of Illinois)
County of Lake)

I, _____, Treasurer for the City of Highland Park do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land in the subject plat.

Dated this _____ day of _____, A.D. 2025.

Signed: _____ , CityTreasurer

City Engineer Certificate

State of Illinois)
County of Lake)

I, the undersigned, being the City Engineer of the City of Highland Park, Illinois, hereby certify that the land improvements described in the subject plat and the plans and specifications thereof meet the minimum requirements of said City and have been approved by all public authorities having jurisdiction thereof.

Dated at Highland Park, Lake County, Illinois, this _____ day of _____, A.D. 2025.

By: _____
City Engineer

City Planning and Zoning Certificate

State of Illinois)
County of Lake)

Approved by the Planning and Zoning Boad of Appeals of the City of Highland Park, Lake County, Illinois. Illinois at a meeting held the _____ day of _____, A.D. 2025.

By: _____ Attest: _____
Chairman Secretary

County Clerk Certificate

State of Illinois)
County of Lake)

I, ANTHONY VEGA, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the land included in the described property. I further certify that I have recieved all statutory fees in connection with the plat.

Given under my hand and seal at Waukegan, Illinois, this _____ day of _____, A.D. 2025.

By: _____
County Clerk

School District Certificate

State of Illinois)
County of Lake)

Pursuant to Section 1.005 of the Plat Act, this document shall serve as the school district statement to as to the best of the owners knowledge, the tract of land described in the attatched Plat lies the following school districts:

Grade District - North Shore School District 112
High School District - Township High School District 113

By: _____, Owner
Alexander Malecki

Surveyor's Certificate

State of Illinois)
County of Lake)

This is to certify that I, Richard G Pavletic, Illinois Professional Land Surveyor, No. 3261, have surveyed and consolidated the following described property:

Parcel 1: The East 50 feet of the North 150 feet of Lot 31 in McDaniels Subdivision of the West half of the Northwest Quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 1, 1871, in Book A of Plats, page 7, in Lake County, Illinois.

Parcel 2: The West 50 feet of the East 100 feet of the North 150 feet of that part of Lot 31 in McDaniels Subdivision of the West half of the Northwest Quarter of Section 26, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded June 1, 1871, in Book A of Plats, page 7, in Lake County, Illinois.

as shown by the subject plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof.

Upon inspection of FIRM Rate Map Community Panel No.17097C 0291 L with an effective date of October 5, 2023 this consolidation shown hereon lies within a Zone "X" Areas of minimal flooding.

I further certify that this subdivision is within the corporate limits of the City of Highland Park.

Given under my hand and seal at Libertyville, Illinois this _____ day of _____, A.D. 2025.

By: _____
Professional Land Surveyor No. 3261

Prepared for:

Stalwart Development
3100 N. Kenmore Ave. Apt. G
Chicago, IL 60657-3472
Alex Malecki

Order Number: 25-264
Field Work Completed on: 5-2-2024
Date: 5-13-2025

R E DECKER
PROFESSIONAL LAND SURVEYORS PC
114 E. COOK AVENUE
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DECKERSURVEY@GMAIL.COM

PROFESSIONAL DESIGN FIRM
R.E. DECKER, P.C.
184-3086
Libertyville, IL
STATE OF ILLINOIS
expires 4-30-27

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission ("***Commission***")

FROM: Community Development Department

DATE: July 31, 2025

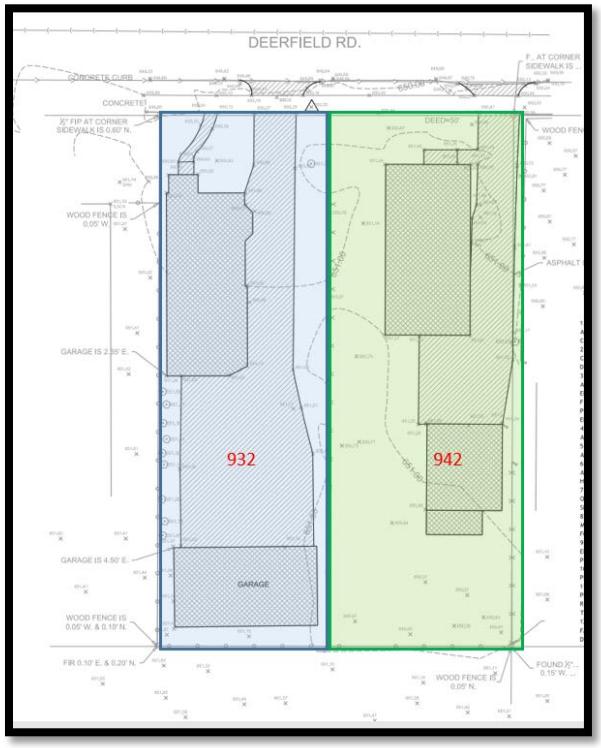
RE: **#SUB-2025-00009 for a Plat of Consolidation Review**

Consideration:
The property owners are the following:

- Alex Malecki, owner of 932 & 942 Deerfield Road, and representing the ownership Alexander and Zbigniew Malecki.

The Subject Properties are the following:

- 932 & 942 Deerfield Road
- The properties are currently two buildable lots.
- The lots are zoned RM1
- Two buildable lots are proposed (two separate and independent legal lots of record).
- The properties at 932 Deerfield (7,426 Sq. Ft.) & 942 Deerfield (7,535 Sq. Ft) are combining into one legal lot



Proposed Re-subdivision.

Standard	*Requirement (RM1)*	*Proposed*	*Notes*
Lot Dimensions	10,000 Sq. Ft.	15,000 Sq. Ft	Complies
Density – Min. lot area per dwelling unit	2,904 Sq. Ft.	2,904 Sq. Ft.	Complies

- The proposed lot will each meet the minimum lot area, lot depth, and lot width requirements of both the RM1 – Multi Family Residential District.

Sec. 151.004(A):

- (1) Lot Shapes: the lot is 4-sided and lot lines intersect at 90 degree angles.
- (2) Lot Depths: The lot is 150' deep, more than the 125' min. requirement.
- (3) Conformance to Zoning Ordinance: min. lot area and average width are met (see above table). Existing structures must be demolished. A PUD is not triggered (size of property is than three acres).
    - CONDITION: Existing structures must be demolished prior to plat recordation.
- (4) The property has no Steep Slope Zone and is all tableland.

- (5) The property fronts on Deerfield Rd., a public street.
- (6) The Estab. Property Width Average only applies to single and two family zoning districts, and this property is zoned multiple family – RM1.

Sec. 151.004(B) & (C): No dedications are required for public streets, alleyways, pedestrian ways, or parks or public use facilities.

Sec. 151.004(D): No easements are required.

Sec. 151.004(E) and F: this is not applicable – no lot-in-depth is proposed and no unbuildable parcels are proposed.

A Minor Subdivision *without* variation only requires review by the Secretary and Chairman of the Plan Commission prior to the City Council meeting, per Section 151.005(E)(1)(a)[1]. In all cases final consideration occurs by City Council at a public meeting noticed by regular US mailing to adjoining property owners.

The plat qualifies as a Minor Subdivision because no Bonded Improvements are required[2].

NEIGBOR COMMENTS:
As of Friday afternoon, July 11, no written comments have been submitted.

City & Agency Review:

The City Planning, Building, Engineering, Police, Fire, and Forestry Divisions / Departments reviewed the plat, and Utility and other County or State Agencies also reviewed, and the following is a summary of comments:

1. Planning Comments: Zoning review is included within this memo.
2. Engineering Comments: No objection.
3. Forestry: No objection to the plat of consolidation
4. North Shore Gas, Comcast, AT&T, and COMED: Notice provided.
5. Lake County SMC: Notice provided.

Comments from City entities and outside agencies are only for the proposed subdivision. Future construction / development, such as for a new home, must comply with all relevant local, county, state, and federal requirements.

CONDITIONS FOR PLAT CONSIDERATIONS:
Standards conditions of approval are recommended, only (as are standard on all resolutions for plats).

ADDITIONAL CODE DEFINITIONS:

Section 151.010(B):

"*Bonded Improvements. Privately owned improvements (e.g., retention ponds and other improvements which the City Engineer determines are nevertheless necessary for the public good and all public improvements.*"

Per Section 151.008(B)(7) - Except as otherwise provided, all utility distribution lines for telephone, gas, electric, telecommunications, internet, or cable television services (collectively referred to in this Section as "Utility Lines") to be newly installed, or to be reinstalled from existing overhead facilities, shall be placed underground within easements or dedicated public rights-of-way. Specifically, and without limitation of the foregoing, all overhead Utility Lines located on property that is the subject of an application for subdivision

[1] Section 151.005(E)(1)(a). "*Following a review of the plat of each such Minor Subdivision by the Secretary and Chairman of the Plan Commission, the Chairman will make a written recommendation regarding the plat to the City Council within 45 days. The failure of the Chairman to provide a recommendation within such 45 day period, or such further time to which the applicant may, in writing, agree, shall be deemed a recommendation against the approval of the minor subdivision plat.*"

[2] Section 151.010(B)(23) "'*Minor Subdivision' Any subdivision which does not involve the installation and/or construction of bonded improvements.*"

approval pursuant to this Subdivision Code, or on a public right-of-way adjacent to such property, shall, as a condition of such subdivision approval, be placed underground within a dedicated easement or a public right-of-way. No Utility Lines shall be constructed within a storm or sanitary sewer easement, except for crossings, without the advance written approval of the City Engineer.

- Applicant stated no utility work will be done.

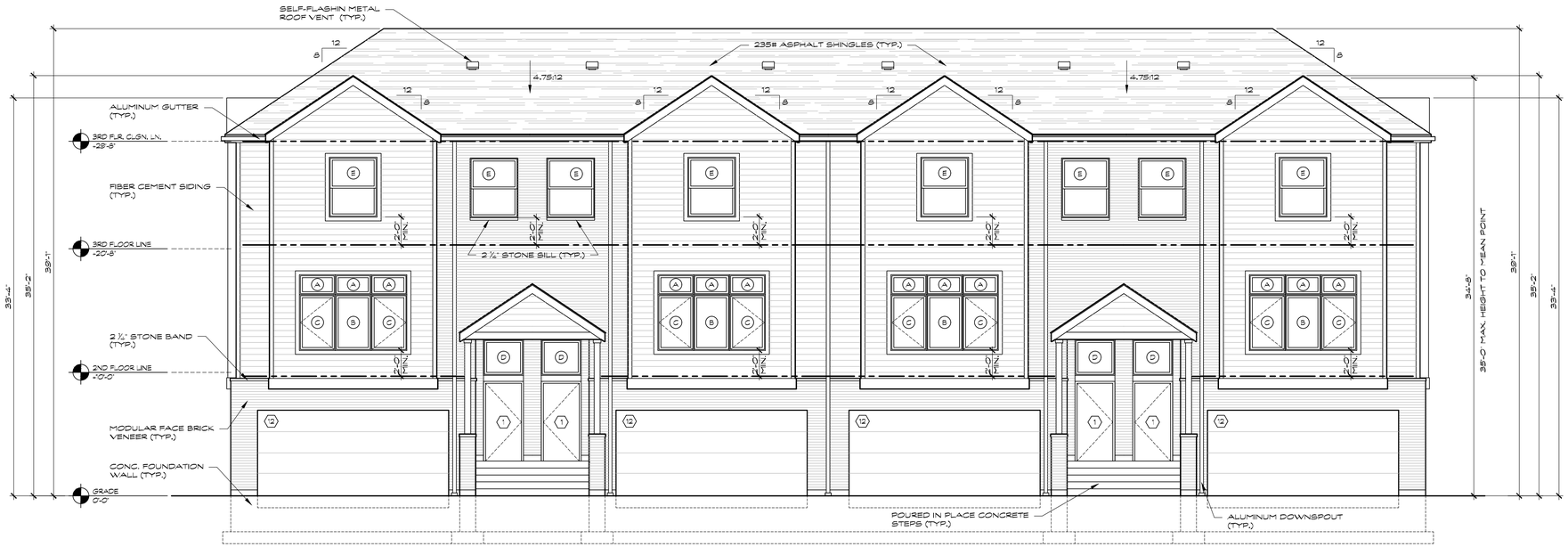
Stalwart Development is glad to propose a new 4 townhouse development. The development will replace 2 existing, run down old buildings. The project is thoroughly designed to enhance the beauty of the community. This stunning new building will provide a wonderful living environment to 4 new occupants. Our goal is to deliver this modern, high end building while following all codes, design standards, and zoning regulations.

We are combining two lots that are adjacent to each other. The properties are 932 and 942 Deerfield Rd. The current buildings there are over 100 years old. These old and run down buildings will be demolished. The lots will be combined to build 4 townhouses that are approximately 3000 sq ft each across the width of the lot. The townhouses will be 3 bedrooms and 3.5 baths. We plan to build on them as soon as possible. These units are planned to be for sale. The townhouses will be 3 stories tall. There will be a common driveway leading to each independent garage per townhome. There will be additional common parking in the front. The building will be similar to 898 Deerfield Rd. This will provide young families with room to grow and raise their children in a warm environment. Or alternatively, provide an elderly couple with a comfortable, low maintenance place to settle and live out their retirement.

We believe that through this project we will accomplish providing several things. We will enhance the appeal of the community through new design and updated construction. We will provide more housing than what is there currently. The space will have higher utilization while not impeding traffic or neighborhood flows.

We kindly welcome all feedback, comments and concerns. We are excited to help the community grow. We look forward to working collaboratively with the Plan & Design Commission, Building Division and Planning Division.

Cordially,
Alex
847 877 9740



1 FRONT ELEVATION

3/16" = 1'-0"

4' 0 4' 8' 12'

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

2 REAR ELEVATION

3/16" = 1'-0"

4' 0 4' 8' 12'

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

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Design Firm Registration #184-005041

LICENSED ARCHITECT
RONALD A. VARI
1-9030
STATE OF ILLINOIS

vari architects ltd
824 north racine avenue
chicago, illinois 60642
312.829.4788

4 TOWNHOUSES

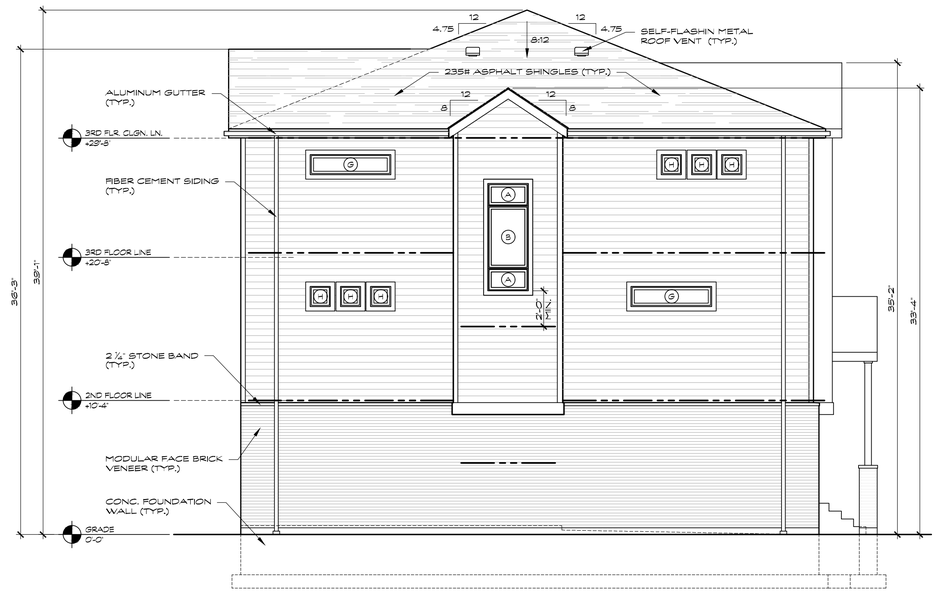
932 - 942 DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

REVISIONS		

DATE:	2/4/2025
DRAWN BY:	AD
CHECKED BY:	JV
SCALE:	AS NOTED

EXTERIOR ELEVATIONS

A4

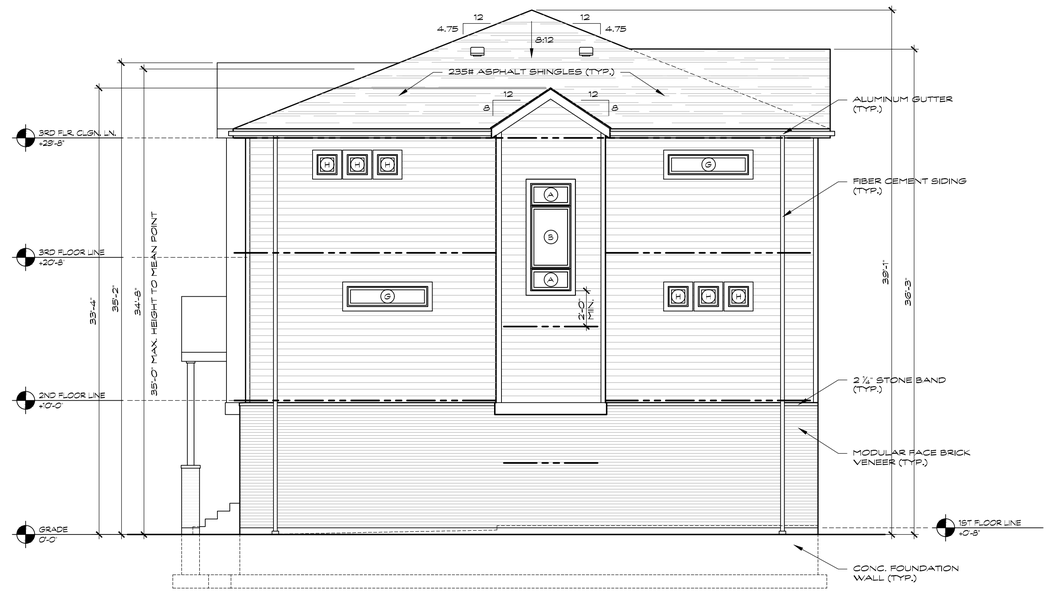


2 LEFT ELEVATION

3/16" = 1'-0"

4' 0 4' 8' 12'

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



1 RIGHT ELEVATION

3/16" = 1'-0"

4' 0 4' 8' 12'

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

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Design Firm Registration #184-005041

LICENSED ARCHITECT
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1-9030
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824 north racine avenue
chicago, illinois 60642
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4 TOWNHOUSES
932 - 942 DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

REVISIONS

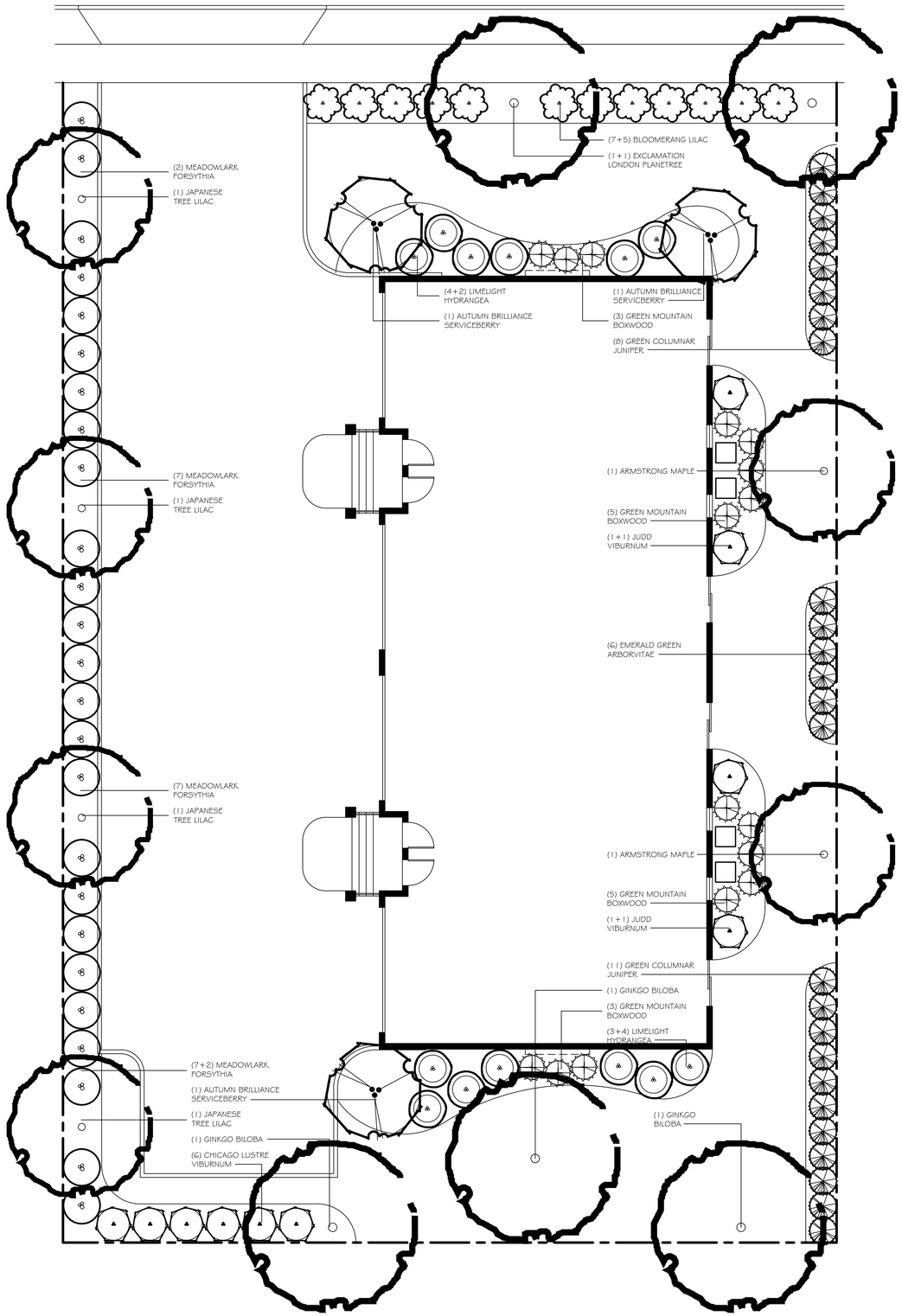
DATE:	2/4/2025
DRAWN BY:	AD
CHECKED BY:	JV
SCALE:	AS NOTED

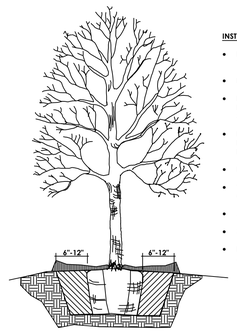
EXTERIOR ELEVATIONS

A5

Fence Information

The fence will run as indicated on the plans. That is the fence will run on 3 sides of the property, the South, West and East side of the lot. The fence will be dog ear cedar fence. It will be 72” tall and have a clear seal. It will look as pictured below.

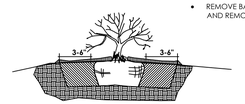




INSTALLATION NOTES:

- REMOVE BACK BURLAP FROM THE TOP OF THE BALL AND REMOVE THE TWINE
- BEND TOP OF METAL BASKET DOWN
- EXPOSE ROOT FLAIR AND MAKE SURE THE BOTTOM OF THE ROOT FLAIR IS ABOVE THE SURROUNDING GRADE
- REMOVE 'V' CROTCHES, STUBS, DOUBLE LEADERS AND OVERLAPPING / RUBBING BRANCHES
- PRUNE PLANTS AFTER PLANTING (IF NEEDED)
- WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND IS SATURATED
- AMENDED SOIL TO BE USED AS BACKFILL
- 3" DEEP MULCH
- REMOVE BACK BURLAP FROM TOP OF BALL AND REMOVE TWINE

DECIDUOUS / ORNAMENTAL TREE PLANTING DETAIL



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- REMOVE BACK BURLAP FROM TOP OF BALL AND REMOVE TWINE

DECIDUOUS / EVERGREEN SHRUB PLANTING DETAIL

PLANT SCHEDULE

DECIDUOUS TREES				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Ginkgo Biloba	Ginkgo biloba	B&B	3"	3
Exclamation London Planetree	Platanus x acerifolia 'Morton Circle'	B&B	3"	2
ORNAMENTAL TREES				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B	6'	3
Armstrong Maple	Acer rubrum 'Armstrong'	B&B	3"	2
Japanese Tree Lilac	Syringa reticulata subsp. reticulata	B&B	3"	4
DECIDUOUS SHRUBS				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Limelight Hydrangea	Hydrangea paniculata 'Limelight'	B&B	5'	13
Meadowlark Forsythia	Forsythia x 'Meadowlark'	B&B	36"	25
Chicago Lustre Viburnum	Viburnum dentatum 'Synnestvedt'	B&B	36"	6
Judd Viburnum	Viburnum x juddii	B&B	30"	4
Bloomerang Lilac	Syringa x 'Bloomerang'	B&B	24"	12
EVERGREEN SHRUBS				
COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY
Green Mountain Boxwood	Buxus x 'Green Mountain'	B&B	24"	16
Green Columnar Juniper	Juniperus chinensis 'Hetzii Columnaris'	B&B	6'	19
Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	B&B	6'	6

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
5. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
7. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:

a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,

b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.

10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

Landscape Development Plan

HIGHLAND PARK TOWNHOMES

932-942 Deerfield Road
Highland Park, Illinois

sheet:
date: 10 JULY 2025
project no.:

north:

drawn: TM
checked: TM
scale: 1/8" = 1'-0"

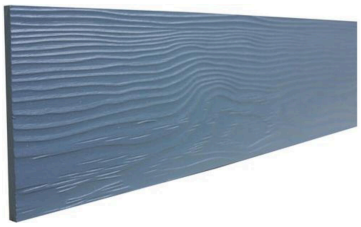
revisions:
1 | 7/30/25
2 | 7/31/25

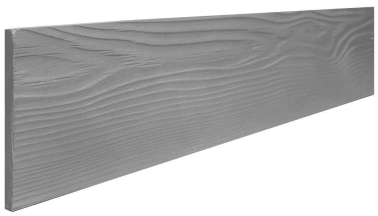
TOMEK DESIGN
landscape architectural design

Illinois Brick White,
Grey and black Brick

Matte Black Metal
Door, railings, Garage

White Metal
Facia





Atlas Pinnacle Sun Cool Surf
Asphalt Shingle

Sherwin Williams Biscayne Blue Prefinished
Fiber Cement Siding and dover gray

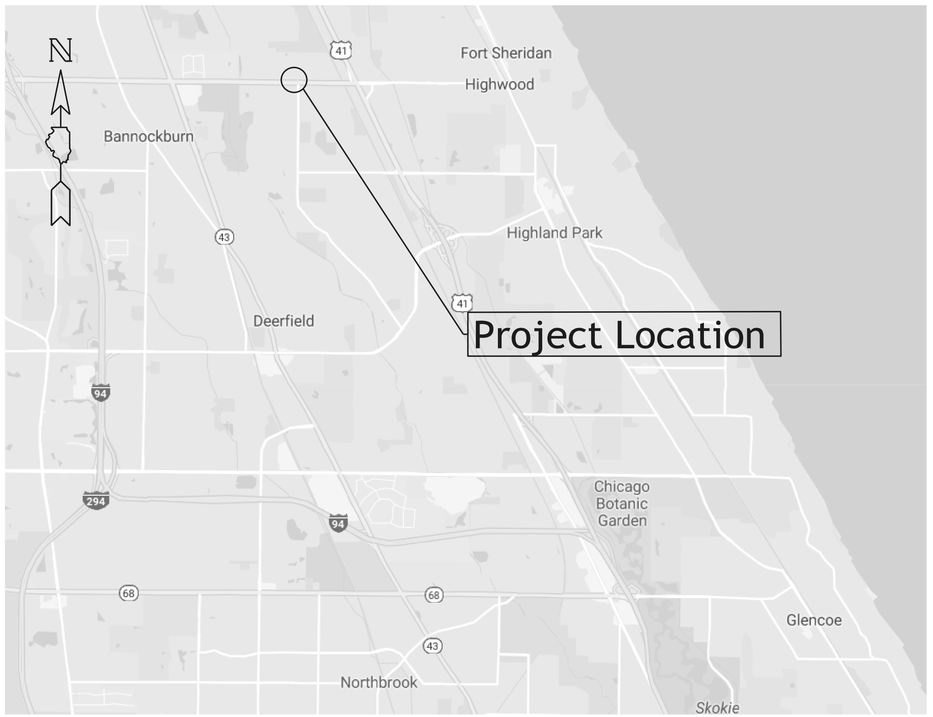
Property under consideration by Stalwart Development located at 932-942 Deerfield Rd.
Materials are subject to availability and if changed then it will be approved by architect.

Proposed Improvement

New House Construction

942 Deerfield Rd., Highland Park,

Illinois, Lake County, 60035



SITE BENCH MARK(BM)

Elevation of Benchmark
Sidewalk Cross

ELEV. = 650.30 NAVD88 △

a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.

b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your obstract, deed contract or zoning ordinance.

Index of sheets:

C1 - Cover Sheet
C2 - Existing Site Conditions
C3 - Proposed Site Conditions
C4 - Grading Plan
C5 - Development Plan
C6 - General Notes

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

Client:
Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

VALERIY LYKHOLAP
062.067021
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

By _____

July 20, 2025
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2025

No.	Revision/Issue	Date

FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

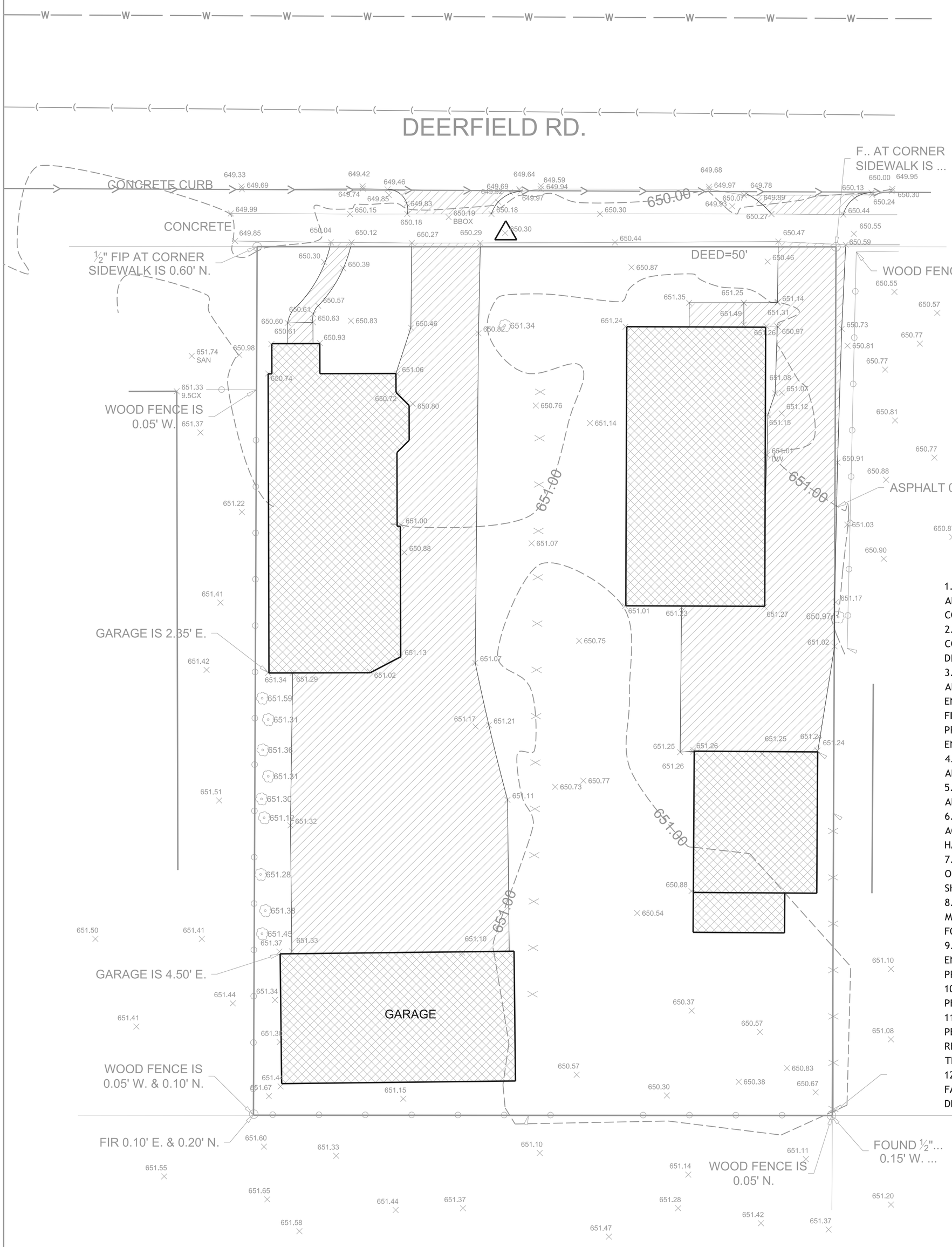
Project

Date

Scale 1" - 15'

Sheet
C1

Existing Site Conditions



N

LEGEND

- 1.5" BITUMINOUS SURFACE REMOVAL
- REMOVE PAVEMENT
- REMOVE STRUCTURE
- REMOVE CONCRETE CURB
- REMOVE TREE
- 1.5" 90 DEGREE SAW CUT BUTT JOINT
- SANITARY REMOVAL
- WATER MAIN REMOVAL
- CONSTRUCTION ENTRANCE
- SANITARY MANHOLE REMOVAL

DEMOLITION NOTES:

1. ALL UTILITIES BEING ABANDONED WILL BE REMOVED AND TRENCHES BACK FILLED WITH ENGINEERED FILL COMPACTED TO 95%.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE DEMOLITION. IF THERE ARE ANY DISCREPANCIES CONTACT THE ENGINEER.
3. CONTRACTOR MUST BARRICADE ENTIRE CONSTRUCTION AREA WITH ORANGE SNOW FENCE AND CONSTRUCTION ENTRANCE GATE. ALL OPEN TRENCHES MUST BE BACK FILLED THE SAME DAY THEY ARE OPENED AS REQUIRED TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM ENTERING THE AREA.
4. DEMOLITION CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL OSHA REGULATIONS.
5. DEMOLITION CONTRACTOR SHALL CALL J.U.L.I.E. PRIOR TO ANY DEMOLITION WORK.
6.ALL UTILITIES SHALL BE DISCONNECTED AND CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF UTILITY COMPANY HAVING JURISDICTION AND DUPAGE COUNTY.
7. ALL MATERIAL MUST BE HAULED FROM SITE AND DISPOSED OF PROPERLY AS IT IS BEING REMOVED. DEMOLITION DEBRIS SHALL NOT BE BURIED ON SITE.
8. TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY SHALL MEET IDOT STANDARDS PER SECTION 900: STANDARDS SPECS, FOR ROAD AND BRIDGE CONSTRUCTION.
9. ALL EXCAVATIONS TO BE FILLED 9" LIFT WITH APPROVED ENGINEER BACK FILLED AND COMPACTED TO 95% MODIFIED PROCTER.
10. IT IS CONTRACTOR'S RESPONSIBILITY TO SERVICE THE PROPER PERMITS REQUIRED BY THE CITY OF LOCKPORT.
11. ONLY THE DUPAGE COUNTY WATER DEPARTMENT SHALL BE PERMITTED TO OPERATE WATER VALVES. IT IS CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY WATER SHUT-DOWN WITH THE DUPAGE COUNTY WATER DEPARTMENT.
12. FULL DEPTH PATCHING WILL BE USED IN ALL AREAS OF PAVEMENT FAILURE. QUANTITIES AND LOCATIONS TO BE ADJUSTED ON SITE AS DETERMINED BY ENGINEER.

Sheet C2

Scale 1" - 10'

Date

Project

Client Name and Address:

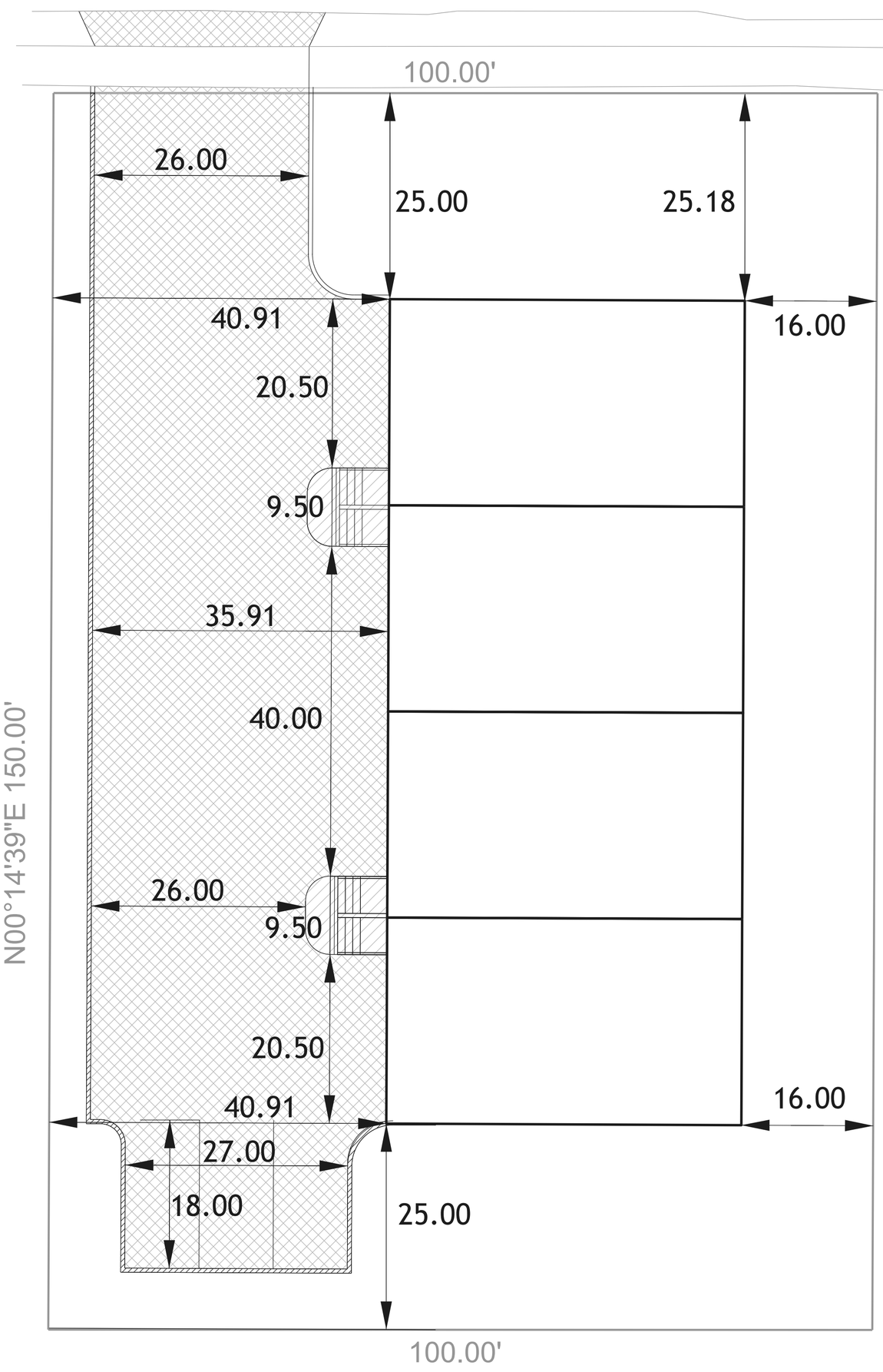
Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

Firm Name and Address:

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

No.	Revision/Issue	Date

Proposed Site Conditions



N

LEGEND

- PROPOSED CONCRETE PAVEMENT
- BITUMINUS SURFACE
- PERMEABLE PAVERS*
- CURB AND GUTTER B6.12
- EXISTING CURB AND GUTTER

* - permeable pavers with permeable base and permeable joints.

GENERAL NOTES:

1. ALL CURB AND GUTTER TO BE B6:12 CURB & GUTTER UNLESS OTHERWISE SPECIFIED, SEE DETAIL.
2. ALL PROPERTY AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PER FINAL SURVEY.
3. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION WHICH IS NOT CALLED OUT ON A DEMOLITION PLAN
7. ALL EXISTING CONDITIONS SHOWN ON THE PLANS ARE PER SURVEY.
8. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BEFORE START OF CONSTRUCTION. IF ANY DISCREPANCIES EXIST NOTIFY THE ENGINEER AT ONCE
9. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY BEARINGS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS MAY VARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND FIELD VERIFYING ACTUAL GRADES, ELEVATIONS, DIMENSIONS AND DECLINATIONS.
10. THE CONTRACTOR SHALL CALL THE UTILITY LOCATING SERVICE AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
11. CONTRACTOR SHALL NOT INTERRUPT CURRENT TRAFFIC ACCESS PATTERNS TO EXISTING ADJACENT PROPERTIES MAINTAIN ACCESS FOR FIRE DEPARTMENT AND DELIVERY VEHICLES.
12. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY LOCAL JURISDICTION AND IN PLACE PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL PERFORM THE WORK IN A WORKMANLIKE MANNER IN STRICT CONFORMANCE WITH THE BEST STANDARD PRACTICES USING QUALIFIED WORKER AND IN STRICT ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS. ALL WORK SHALL MEET THE CODE REQUIREMENTS CURRENTLY ADOPTED BY GOVERNING AUTHORITY.
14. BUILDING DIMENSIONS AND STAKING OF BUILDING MUST BE VERIFIED BY GENERAL CONTRACTOR WITH PLANS PRIOR TO CONSTRUCTION.
15. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
16. A HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK ABUTS A DRIVE, CROSSWALK, OR OTHER PEDESTRIAN ACCESS LOCATION AS WELL AS ALL OTHER LOCATIONS NOTED ON PLANS.
17. CONTRACTOR SHALL REPAIR ANY EXISTING PAVEMENT, CONCRETE, LANDSCAPING ETC. DAMAGED DURING CONSTRUCTION.

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 15000 SF

		EXISTING	PROPOSED
HOUSE AREA	=	2370.87 SF	4308.32 SF
DRIVEWAY AREA	=	4058.13 SF	4546.55 SF
WALKWAY AREA	=	127.75 SF	180.60 SF
GARAGE AREA	=	1534.02 SF	0.00 SF
CURB AREA	=	0.00 SF	114.90 SF
IMPERVIOUS TOTAL	=	8090.77 SF	9150.37 SF
PERVIOUS TOTAL	=	6909.23 SF	5849.63 SF

Sheet C3

Scale 1" - 10'

Date

Project

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Tel: (847) 877-9740

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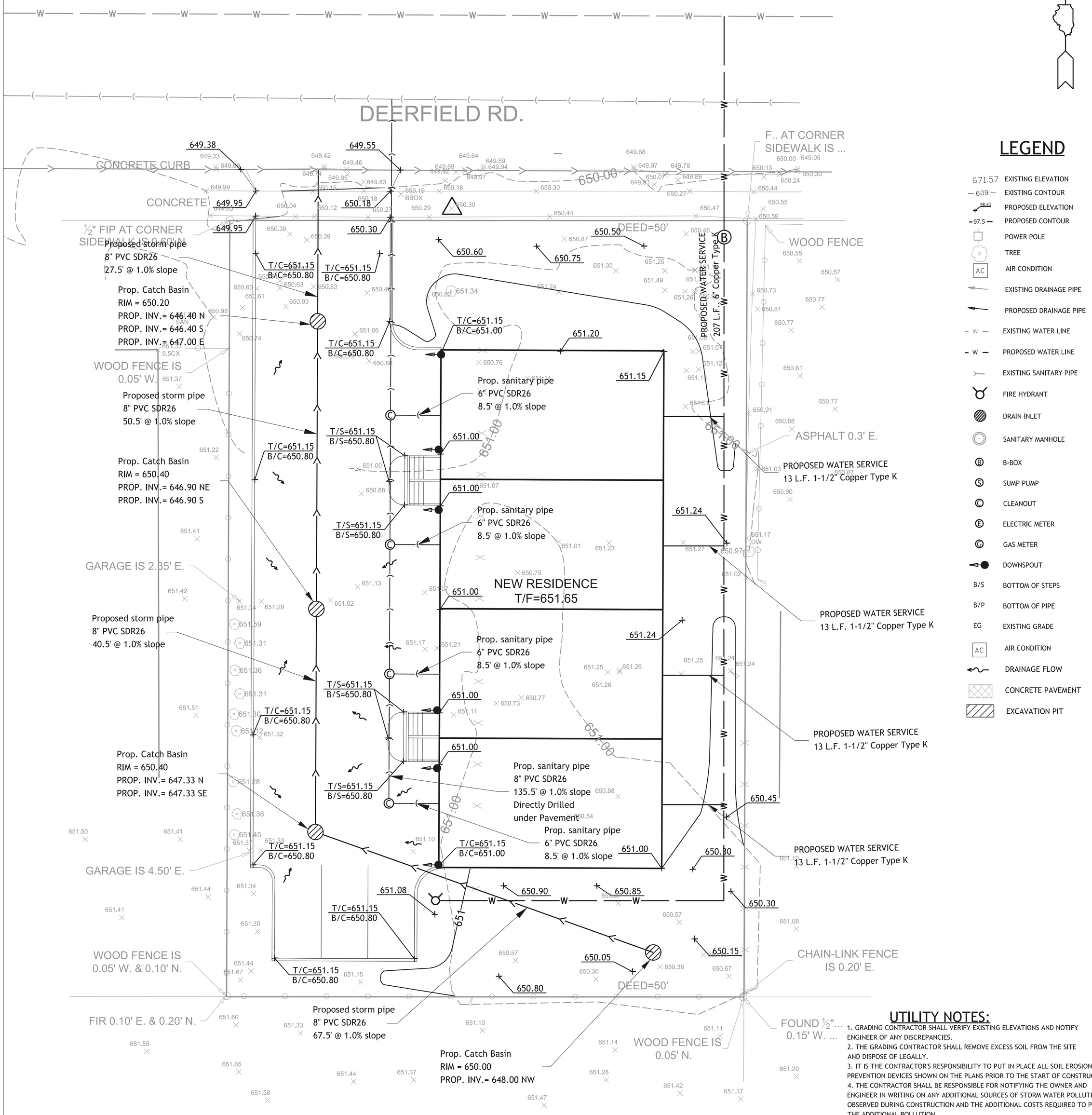
FLUENTA CONSULTING

No.	Revision/Issue	Date

Grading Plan



DRAINAGE NOTES:

1. GRADING CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE GRADING CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE SITE AND DISPOSE OF LEGALLY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PUT IN PLACE ALL SOIL EROSION PREVENTION DEVICES SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING ON ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT THE ADDITIONAL POLLUTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF ½ INCH IN 24 HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
6.IF ADDITIONAL EROSIONAL CONTROL MEASURES NOT SHOWN ON THE PLANS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH REQUIRED DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO THE INSTALLATION.
7. GRADING CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF UNSUITABLE SOIL IS ENCOUNTERED. CONTRACTOR SHALL REMOVE AND REPLACE UNSUITABLE MATERIAL AS DIRECTED BY SOILS ENGINEER.
8. GRADING CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PAVING. ENGINEER SHALL APPROVE GRADING PRIOR TO PAVING. GRADING CONTRACTOR SHALL MAKE CHANGES AS DIRECTED BY ENGINEER.
9. EXISTING UTILITY LOCATIONS AND ELEVATIONS AS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
10. ADJUSTMENT TO PAVEMENT SHOULD BE MADE TO INSURE POSITIVE DRAINAGE.
11. PROPOSED ELEVATIONS ALONG CURB ARE GUTTER FLAG ELEVATIONS.

UTILITY NOTES:

1. GRADING CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE GRADING CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE SITE AND DISPOSE OF LEGALLY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PUT IN PLACE ALL SOIL EROSION PREVENTION DEVICES SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING ON ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT THE ADDITIONAL POLLUTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF ½ INCH IN 24 HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
6.IF ADDITIONAL EROSIONAL CONTROL MEASURES NOT SHOWN ON THE PLANS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH REQUIRED DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO THE INSTALLATION.
7. GRADING CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF UNSUITABLE SOIL IS ENCOUNTERED. CONTRACTOR SHALL REMOVE AND REPLACE UNSUITABLE MATERIAL AS DIRECTED BY SOILS ENGINEER.
8. GRADING CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PAVING. ENGINEER SHALL APPROVE GRADING PRIOR TO PAVING. GRADING CONTRACTOR SHALL MAKE CHANGES AS DIRECTED BY ENGINEER.
9. INLET BASKET PROTECTION MUST BE PLACED AT EVERY STORM STRUCTURE. SEE DETAIL
10. ALL PAVEMENT AND GUTTER GRADES ARE FOR FINAL ASPHALT/CONCRETE COURSE.
11.ADJACENT STREETS SHALL BE SWEPT DAILY OR AS REQUIRED TO KEEP THEM FREE OF DIRT AND DEBRIES.
12. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.
13. EXISTING UTILITY LOCATIONS AND ELEVATIONS AS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOTIFY ENGINEER OF DISCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.
14. ANY REVISIONS TO THE APPROVED PLANS MUST BE REVIEWED AND APPROVED BY THE AGENCY, OWNER AND ENGINEER.
15. DO NOT COMPACT BOTTOM OR SIDES
16. SEDIMENT CONTROL OF EXCAVATION REQUIRED DURING CONSTRUCTION
17. NO CONSTRUCTION EQUIPMENT OVER FACILITY TO PREVENT COMPACTION
18. NO FLOWS TO FACILITY UNTIL SITE IS PERMANENTLY STABILIZED
19. CONFIRM THE SIZE OF EXISTING WATER MAIN TO BE 6 INCHES
20. THE PROPOSED SEWER SERVICE LINES AND CLEANOUTS ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY OWNER.
21.MAINTAIN MINIMUM 3 FOOT VERTICAL AND 10 FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES. MAINTAIN 5.5 FOOT MIN DEPTH FOR WATER LINES.
22. FOR WATER MAIN INTERIOR SPLIT SEE ARCHITECTURAL PLANS.
23. HOUSE SANITARY CLEANOUT WILL BE WITHIN 10FT OF FOUNDATION.
24. ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

Sheet C4

Scale 1" - 10'

Date

Project

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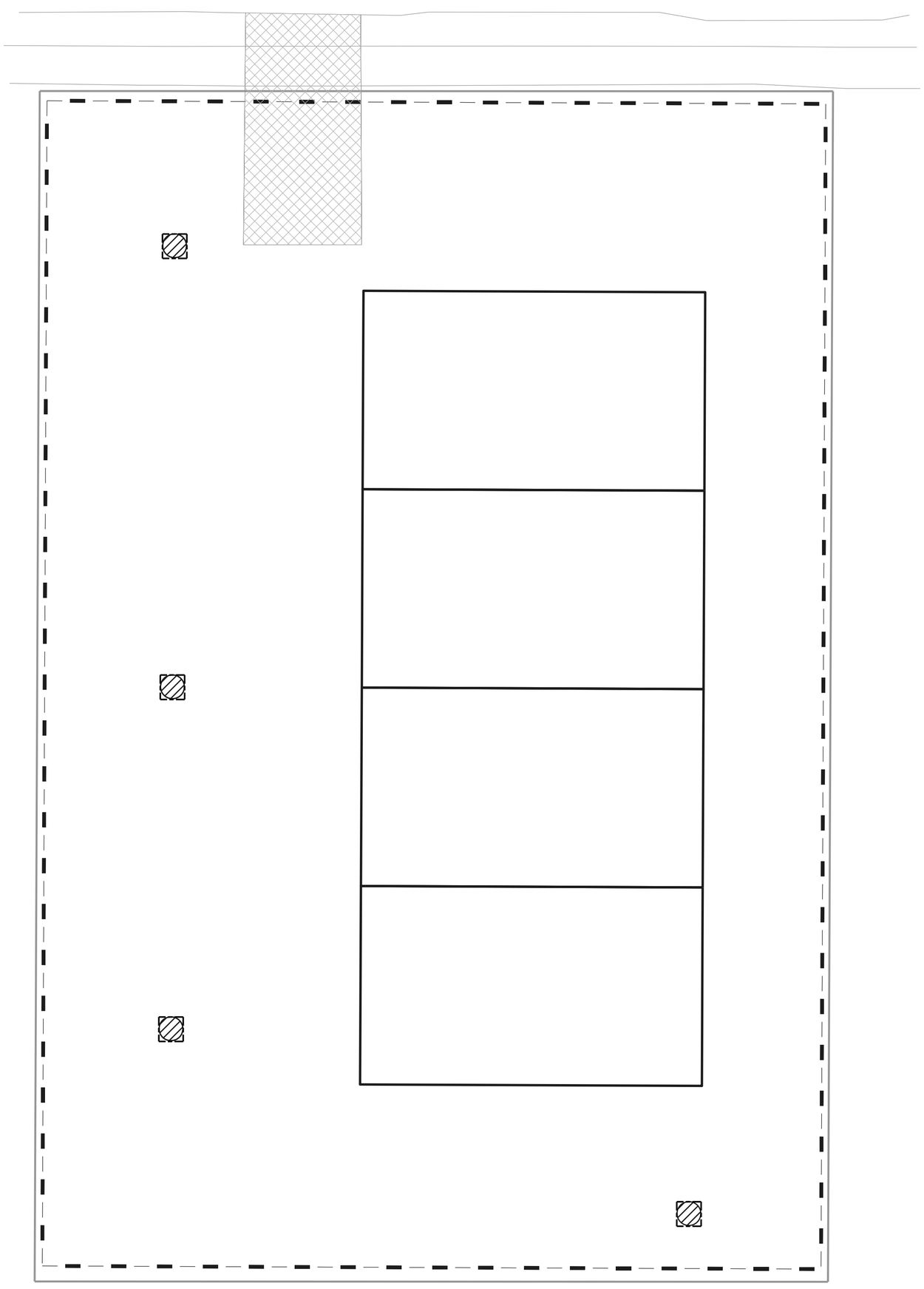
Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

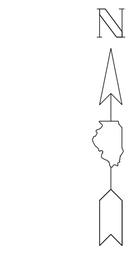
Firm Name and Address:

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

No.	Revision/Issue	Date

Development Plan





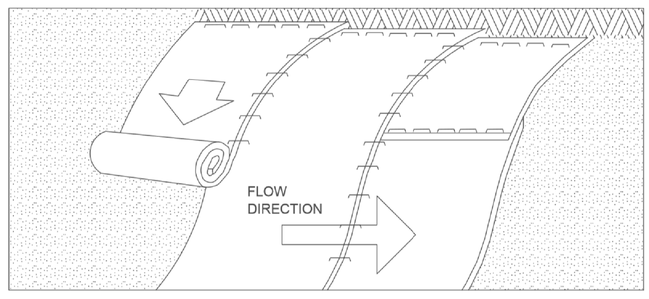
LEGEND

- 684 — PROPOSED ELEVATION
- × 682.47 — EXISTING ELEVATION
- 609 — EXISTING CONTOUR
- 781 — PROPOSED CONTOUR
- DRAINAGE FLOW
- SILT FENCE
- PROPOSED STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING FIRE HYDRANT
- INLET BASKET PROTECTION
- H/P — HIGH POINT
- CONSTRUCTION ENTRANCE
- WASHOUT AREA

EROSION CONTROL NOTES:

1. APPLY EROSION CONTROL BLANKET ON ALL DISTURBED AREAS.
2. STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.
3. STOCKPILES IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL PROCEDURES.
4. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT CONTROL MEASURE, SEDIMENT TRAP, OR SEDIMENT BASIN EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED
5. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
6. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS, ANY SOIL REACHING THE PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
7. THE APPLICANT SHALL PROVIDE ADEQUATE RECEPTACLES FOR THE DEPOSITION OF ALL CONSTRUCTION DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE, OR PERMIT, THE DUMPING, DEPOSITION, DROPPING, THROWING, BLOWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, POND, LAKE, WETLAND, BUFFER, OR WATERS OF DUPAGE COUNTY. THE APPLICANT SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF UNCONTROLLED CONSTRUCTION DEBRIS. CONSTRUCTION SITE OPERATORS SHALL IMPLEMENT APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL, AND CONTROL WASTE SUCH AS, DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACT TO WATER QUALITY.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITH 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

EROSION CONTROL DETAIL:



SLOPE INSTALLATION

NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING AT DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH AN APPROXIMATE (MIN) 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY A (MIN) 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

Sheet: C5

Scale: 1" - 10'

Date:

Project:

Client Name and Address:

Rembrandt Hardware Group
708 Thomas Dr.,
Bensenville, IL 60106
Tel: (847) 877-9740

Firm Name and Address:

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

FLUENTA CONSULTING

No.	Revision/Issue	Date

General Notes

NOTES AND CONDITIONS:

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.), ADOPTED JANUARY 1, 2012, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF HIGHLAND PARK.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, SIXTH EDITION" DATED JULY 2009, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF HIGHLAND PARK. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE CITY OF HIGHLAND PARK REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF HIGHLAND PARK SHALL GOVERN OVER ALL.

4. THE CITY OF HIGHLAND PARK PUBLIC WORKS DEPARTMENT, MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE CITY OF HIGHLAND PARK WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. ONE SET OF AUTOCAD & PDF RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE CITY OF HIGHLAND PARK BY THE DEVELOPER.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, TELEPHONE, ELECTRIC GAS, CABLE, ETC. THE JULIE PHONE NUMBER IS 1-800-892-0123.

7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE CITY OF HIGHLAND PARK IF IT IS WITHIN CITY OF HIGHLAND PARK LIMITS.

9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

10. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS IN MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.

11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY OF HIGHLAND PARK, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

12. ALL EXISTING GRADES MUST BE MAINTAINED AT THE PROPERTY LINE. PLANTING, LANDSCAPING, AND/OR MULCHING ALONG THE PROPERTY LINES THAT EFFECTIVELY CHANGE ELEVATIONS, CREATES A BERM AND/OR DISPLACES WATER AT THE PROPERTY LINE WILL NOT BE PERMITTED.

13. SIDING TO 6'-8" OF EXPOSED FOUNDATION

WATER MAIN:

1. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS FIVE AND ONE-HALF FEET (5-1/2') FROM FINISHED GRADE TO TOP OF PIPE.

2. ALL WATER MAINS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACK FILLED WITH GRANULAR BACK FILL MATERIAL I.D.O.T. GRADATION CA-6 CRUSHED STONE OR APPROVED EQUAL.

3. ALL WATER MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AWWA, THE ILLINOIS EPA AND THE CITY OF HIGHLAND PARK.

4. AFTER THE PRESSURE TEST HAS BEEN ACCEPTED, THE CONTRACTOR SHALL CHLORINATE THE WATER MAINS WITH GAS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA, THE ILLINOIS EPA, AND THE CITY OF HIGHLAND PARK CHLORINATION SHALL BE PERFORMED UNDER THE DIRECTION OF THE CITY OF HIGHLAND PARK ENGINEERING DEPARTMENT AND/OR PUBLIC WORKS DEPARTMENT.

5. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH A MINIMUM 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN ONE OF THE FOLLOWING METHODS MUST ALSO BE CONSTRUCTED:
A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN QUALITY PIPE (FOR A DISTANCE TEN (10) FEET EITHER SIDE OF A CROSSING) AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACK FILLING, OR
B.) FOR CROSSINGS ONLY, THE RCP STORM SEWER SHALL BE CONSTRUCTED WITH O-RING GASKETED JOINTS, A.S.T.M. C-361 (FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING) OR
C.) THE WATER MAIN SHALL BE ENCASED IN WATER MAIN QUALITY CASING PIPE (WATERTIGHT) AND SEALED AT BOTH ENDS (FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING).

6. WATER SERVICES SHALL BE OF TYPE K COPPER, 1 ½" INCH MINIMUM TO TWO INCHES IN DIAMETER. ANYTHING LARGER SHALL BE DUCTILE IRON. CORPORATION STOPS SHALL BE FORD F1000-SQ OR AY MCDONALD 74701BQ FULL PORT. 1 ½" INCH IN DIAMETER. SADDLE BY FORD COMPANY, MODEL FS1, OR EQUAL, NO DIRECT TAPS ALLOWED.CURB VALVES SHALL BE AS MANUFACTURED BY FORD COMPANY, MODEL #B44-555MQ, MINNEAPOLIS TOP THREAD. AY MCDONALD 76104Q1 FULL PORT. CURB BOX: AY MCDONALD 5623, 1½" IN DIAMETER, MINNEAPOLIS PATTERN BASE. FORD COMPANY EM 26067. ALL B BOXES SHALL HAVE A THREADED COUPLING. NO ALTERNATIVES ALLOWED. TAPPING SLEEVE: FORD, MODEL FTSS OR AY MCDONALD. ALL ITEMS SHALL CONFORM TO THE CITY OF HIGHLAND PARK.

7. EXISTING WELLS TO BE CAPPED SHALL BE CAPPED BY A PROPERLY LICENSED CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE PROPER GOVERNING AUTHORITIES AND OBTAIN THE REQUIRED PERMITS FROM THEM.

SOIL EROSION AND SEDIMENT CONTROL:

1. STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, (1995, OR CURRENT EDITION). EROSION AND SEDIMENT CONTROL PLANNING SHALL BE IN ACCORDANCE WITH PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION SEDIMENTATION CONTROL IN ILLINOIS, (REVISED, JULY, 2002) BY THE URBAN COMWITTEE OF THE ASSOCIATION OF ILLINOIS SOIL AND WATER CONSERVATION DISTRICTS (THE GREEN BOOK), CHAPTER 1-5. WHERE THE ILLINOIS URBAN MANUAL CONFLICTS WITH GREEN BOOK, THE ILLINOIS URBAN MANUAL SHALL PREVAIL. (NRCS)

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED AS SOON AS POSSIBLE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.

4. STOCKPILES SHALL HAVE A SILT FENCE AROUND THE CIRCUMFERENCE TO CONTROL SILT IF NEEDED. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT MUST HAVE SUFFICIENT VEGETATION TO CONTROL BOTH WATER AND WIND EROSION AND MUST BE STABILIZED IMMEDIATELY.

5. SILT FENCE FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCH BASINS, AND SWALES THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ADD FILTER BASKETS BETWEEN THE RIM AND FRAME.

6. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE SHALL BE PLACED AROUND THE RETENTION POND AND CHECK DAMS SHALL BE STAKED AROUND INLET STRUCTURES.

7. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

9. REPLACE SOIL EROSION CONTROL DEVICES WITH TOPSOIL AND SOD/SEED AT THE COMPLETION OF THE PROJECT.

10. ALL ADJACENT ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.

11. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN IF DEEMED NECESSARY BY THE ENGINEERING INSPECTOR DURING THE COURSE OF CONSTRUCTION.

EARTHWORK, GRADING, AND PAVING:

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF MODIFIED PROCTOR DENSITY. PROOF-ROLL SHALL BE OBSERVED BY A SOILS ENGINEER.

3. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE CITY OF HIGHLAND PARK PRIOR TO PLACING THE BASE MATERIAL.

4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER AND HAVE PROPER EROSION STABILIZATION.

5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

6. ANY QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE.

7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.

9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) AND THE REQUIREMENTS OF THE CITY OF HIGHLAND PARK.

10. CONCRETE SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH 5-8% AIR ENTRAINMENT, 6-BAG MIX, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. AT 14 DAYS. ALL CONCRETE SHALL BE BROOM FINISHED.

11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION).

12. THE CURB AND GUTTER SHALL HAVE 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 50-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 15-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. THE CURB CONTRACTOR IS RESPONSIBLE FOR THE BACKFILLING OF ALL CURBS WITH SUITABLE COMPACTED MATERIAL.

13. ALL CONCRETE SLABS SHALL HAVE JOINTS IN A SQUARE PATTERN, NOT TO EXCEED 15 FEET SPACING. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE JOINT DESIGN AND SPACING

STORM SEWER:

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF PVC SDR 26.

2. ALL INLETS, CATCH BASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.

3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACK FILLED WITH GRANULAR BACK FILL MATERIAL I.D.O.T. GRADATION CA-6 CRUSHED STONE OR APPROVED EQUAL.

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE CITY OF HIGHLAND PARK AND THE ENGINEER.

5. ALL DOWN SPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM AND NOT AT GRADE.

6. DOWNSPOUTS AND SUMP PUMP NEED TO CONNECT TO THE STORM SEWER

SANITARY SEWER:

1. THE CITY OF HIGHLAND PARK ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.

2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

3. POLYVINYL CHLORIDE (PVC) SDR 26, IN ACCORDANCE WITH A.S.T.M. D-3034 AND JOINTS IN ACCORDANCE WITH A.S.T.M D-3212 OR APPROVED EQUAL.

4. CITY OF HIGHLAND PARK APPROVED BEDDING MATERIAL FOR PVC PIPE SHALL CONFORM A.S.T.M. D-2321, CLASS II NON-ANGULAR AGGREGATE EXCEPT THE MAXIMUM SIZE SHALL BE 1/2 INCH, CA-6 WASHED STONE (NO LIMESTONE). BEDDING SHALL EXTEND 12" OVER TOP OF PIPE.

5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
A) CIRCULAR SAW-CUT OF THE SEWER MAIN BY PROPER TOOLS ("SE" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
B.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
C.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
D.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED.
APPROVAL MUST BE OBTAINED FROM THE CITY OF HIGHLAND PARK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. WATERMAIN & SANITARY SEWER SEPARATION SHALL BE PER SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, SIXTH EDITION" DATED JULY 2009, AND ALL REVISIONS AND SUPPLEMENTS THERETO OR SECTION 370.350 OF THE ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS.

9. SANITARY SEWER TESTING SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. SANITARY SEWERS SHALL BE AIR TESTED AND DEFLECTION TESTED.

10. ALL SANITARY SEWERS MUST BE TELEVISED BY CONTRACTOR AND THE TAPES MUST BE SUBMITTED TO THE CITY OF HIGHLAND PARK BEFORE FINAL ACCEPTANCE.

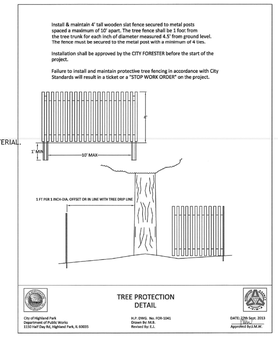
11. AFTER FINAL APPROVAL PROVIDE A REPRODUCIBLE RECORD DRAWING WHICH HAS BEEN FIELD-CHECKED FOR ACCURACY AND ALL NECESSARY TIES AND LOCATIONS.

12. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH A MINIMUM 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN ONE OF THE FOLLOWING METHODS MUST ALSO BE CONSTRUCTED:
A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN QUALITY PIPE (FOR A DISTANCE TEN (10) FEET EITHER SIDE OF A CROSSING) AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACK FILLING, OR
B.) FOR CROSSINGS ONLY, THE RCP STORM SEWER SHALL BE CONSTRUCTED WITH O-RING GASKETED JOINTS (A.S.T.M. C-361) (FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING) OR
C.) THE WATER MAIN SHALL BE ENCASED IN WATER MAIN QUALITY CASING PIPE (WATERTIGHT) AND SEALED AT BOTH ENDS (FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING).

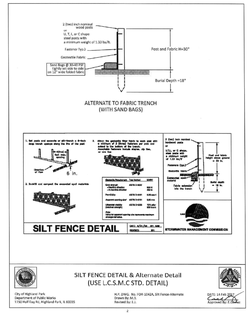
13.. THE SANITARY FORCE MAIN SHALL BE HYDROSTATIC PRESSURE TESTED TO FIFTY (50) PERCENT MORE THAN THE OPERATING PRESSURE AT THE LOWEST ELEVATION OF THE PIPE SECTION, BUT NOT TO EXCEED THE PRESSURE RATING OF THE TYPE OF PIPE SPECIFIED. STATIC PRESSURE SHOULD LAST FOR AT LEAST 2 HOURS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HIGHLAND PARK AND ART. 41-2.13B OF THE STANDARD SPECIFICATIONS OF WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. REFER TO ART. 41-2.13C "LEAKAGE TEST" FOR ALLOWABLE LEAKAGE.

14. MANHOLES SHALL BE TESTED IN ACCORDANCE WITH A.S.T.M. C-969 OR C-1244.

15. PROPOSED SANITARY SEWER SERVICE CONNECTION TO EXISTING MANHOLE SHALL BE CORED AND BOOTED.

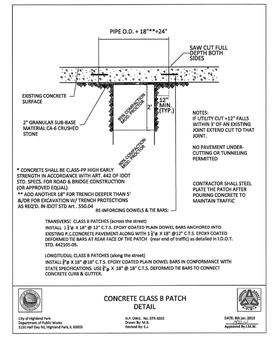


TREE PROTECTION DETAIL

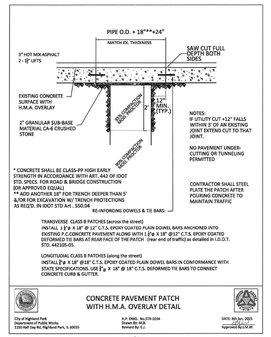


SILT FENCE DETAIL & Alternate Detail (USE I.C.S.M.C STD. DETAIL)

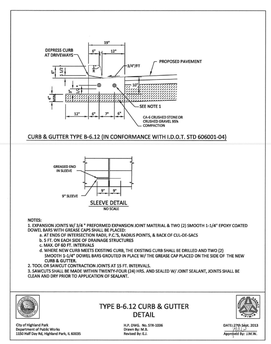
ALTERNATE TO FABRIC TRENCH (WITH SAND BAGS)



CONCRETE CLASS B PATCH DETAIL

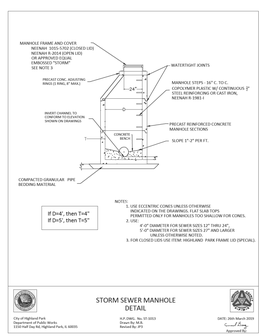


CONCRETE PAVEMENT PATCH WITH H.M.A. OVERLAY DETAIL

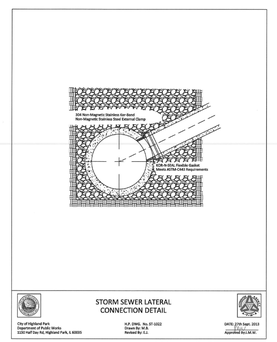


CURB & GUTTER TYPE B-6.12 (IN CONFORMANCE WITH I.D.O.T. STD 606001-04)

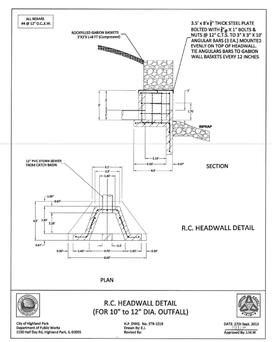
TYPE B-6.12 CURB & GUTTER DETAIL



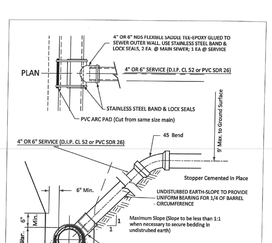
STORM SEWER MANHOLE DETAIL



STORM SEWER LATERAL CONNECTION DETAIL

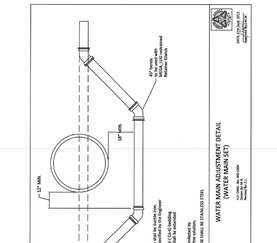


R.C. HEADWALL DETAIL (FOR 10" to 12" DIA. OUTFALL)



SERVICE PIPE	CORP. STOP
3/4"	3/4"
1"	1"
1 1/2"	1 1/2"
2"	1 1/2" x 2"

WATER SERVICE DETAIL



N.S.S.D. SANITARY SEWER PIPE BEDDING DETAIL

STANDARD PIPE BEDDING (FOR SANITARY SEWER)

PLAN
4" OR 6" NGS FLEXIBLE SADDLE TEE-EPOXY GLUED TO SEWER OUTER WALL. USE STAINLESS STEEL BAND & LOCK SEALS, 2 EA. @ MAIN SEWER; 1 EA @ SERVICE
4" OR 6" SERVICE (D.I.P. CL 52 or PVC SDR 26)
STAINLESS STEEL BAND & LOCK SEALS
PVC ARC PAD (Cut from same size main)
4" OR 6" SERVICE (D.I.P. CL 52 or PVC SDR 26)
45 Bend
Stopper Cemented in Place
6" Min.
U

We are combining two lots that are adjacent to each other. The properties are 932 and 942 deerfield rd. The lots will be combined to build 4 townhouses that are approximately 3000 sqft each across the width of the lot. We plan to build on them as soon as possible. These units are planned to be for sale. The townhouses will be 3 stories tall. There will be a common driveway with parking for all units. The project will be very similar to 898 Deerfield rd.

We will follow all applicable codes from **Sec. 176.205** of the Highland Park building codes. Below is listed a brief response to each subcategory of the code.

Section A (Site Plan)

We will adhere to all subsections of this section. Please reference plans.

(A)

Site Plan.

(1)

The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.

Yes, we will have beautiful landscaping coming in from the street. We will have dedicated garage parking, common parking and any ADA parking that is required per code. All landscaping will conform with code.

(2)

Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.

Yes, all entries will be visible from the main street. The new driveway will lead to them as well.

(3)

Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.

Yes, we have limited any areas that will catch litter in our design.

(4)

Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.

Yes, any HVAC or other mechanical units shall be either not visible or fenced off so as to not be visible from the street.

Section B (Site Treatment)

We will adhere to all subsections of this section. This section does not pertain to this project.

(B)

Site Treatment.

(1)

Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.

(2)

Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.

(3)

Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.

(4)

Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.

Section C (Building Design)

We will adhere to all subsections of this section. We intend to build a modern and sleek building that beautifies the area. We will break up all flat and continuous lines in the building as much as we can to give it depth and character. Including, but not limited to protruding windows, building indents, various pitched roofs and various colors for the siding and masonry. We will also hide from public view any air conditioners, heating units and sprinkler systems. Please see plans for exact details.

(C)

Building Design.

(1)

Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.

Yes, the building will either meet or exceed the design of adjacent buildings.

(2)

Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.

Yes, we have designed the building to avoid straight lines and a block-like feel. We intend to have a varying color scheme on the siding and masonry to give the building character.

(3)

Building materials shall be durable and conducive to easy maintenance and upkeep.

Yes, high quality material and durable materials will be used. This will ensure a long building life and ease of maintenance.

(4)

Mechanical or other utility equipment.

(a)

Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.

(b)

Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.

Yes, all HVAC units will be screened and not visible per the city code.

(5)

Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.

Section D (Lighting)

We will adhere to all subsections of this section. We will have lights that are well under the lumen limits. We will have exterior lighting by the garage, and front and rear doors.

(D)

Lighting.

(1)

Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.

Yes, all lighting will be consistent with the neighborhood and appropriate to the building in respect to size and design.

(2)

Light sources shall be shielded from view from public rights-of-way and residential districts.

Yes, all the lights will be shielded to prevent glare into adjacent properties.

(3)

Light poles located within a Vehicular Use Area shall be located between parking spaces.

(4)

Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.

Yes, not applicable.

Section E (Awnings)

We will adhere to all subsections of this section. This section does not pertain to this project.

(E)

Awnings.

(1)

Awnings are encouraged to be mounted with respect to the design of the building bays and windows, and so as to not detract from the window trim or other architectural features of the building.

(2)

Awning design and construction shall meet the standards set forth in Article XX of Chapter 150 of this Code and in Chapter 170 of this Code.

Section F (Fences)

We will adhere to all subsections of this section. We will have fencing that meets the requirements.

(F)

Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.

Yes, all proposed fencing will meet the relevant city codes.

Section G (Antennae)

We will adhere to all subsections of this section. This section does not pertain to this project.

(G)

Antennae. Antennae shall be designed and located to meet the requirements of Article IV of Chapter 150 of this Code.

DRAFT FINDINGS OF FACT
For a Planned Development

For Public Hearing for a Special Use Permit in the Nature of a Concurrent Preliminary and Final Planned Development, Final Plat of Re-subdivision, and Design Review, with Modifications from City Code (932 & 942 Deerfield Road)

Pursuant to Section 150.530(H)(3): The Plan and Design Commission shall not recommend approval of a proposed Planned Development and Preliminary Development Plan except upon making all findings of fact required pursuant to Section 150.1404 of this Chapter, and as follows:

a) That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article;

b) That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.510(D) of this Article; and

c) That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.

Findings of Fact consistent the requirements in Section 150.530(H)(3) are provided below:

Pursuant to Section 150.1404, the Plan & Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

(1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Finding**:** The Commission finds that the proposed four-unit planned development will not be detrimental to or endanger the public health, safety, or general welfare. The project utilizes existing rights-of-way for access from Deerfield Road. The building is designed in a manner complimentary of the surrounding area.

(2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;

Finding**:** The Commission finds that the planned development is within the density allowance and therefore the proposal is in harmony with the appropriate, orderly development of the zoning district in which it is located. The Commission finds the density acceptable since RM1 allows for a density of 2,904 sq. ft. per unit and the proposed development is 3,750 sq. ft. per unit. There is no requested relief toward the density or height.

(3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;

Finding: The Design Commission finds that the planned development will not be injurious to properties in the immediate vicinity of the subject property. The property has been in a multi-residential zoning district for many years, which permits multi-family uses. The Commission finds that the modifications requested are warranted given the size of the lot and the nature of this zoning district allowing denser designs.

(4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;

Finding**:** The Commission finds that the nature and size of the development will not impede or discourage the development or use of adjacent land. The multifamily land use building are consistent with the RM1 zoning districts (including the modifications proposed) and the immediate surrounding area.

(5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

Finding: The Commission finds that adequate utilities, access roads, and drainage will be provided within the final engineering plans. The applicant has confirmed that they'll provide a fire hydrant on-site for emergency vehicle access and there are no other issues for utility connection onsite.

(6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;

Finding**:** The Commission finds that the planned development is providing all off-street parking facilities required by Article 8 of the Zoning Code. 10 total spaces are required and 10 off-street spaces are provided. 8 spaces for the four townhomes and 2 guest spaces. Off-street parking on Deerfield Road is not feasible.

(7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;

Finding**:** The Plan & Design Commission finds that the planned development conforms to the regulations of the zoning district and the applicable provisions in other Articles of Chapter 150 with the following modifications:

- Landscape Planting & Screening Relief, per Article XXII:
  - Per calculation, 8 Evergreen trees required and 0 are

(8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and

Finding**:** The Commission finds reasonable assurance that the Planned Development will be built and maintained as authorized.

(9) The special use shall comply with all applicable requirements set forth in this Chapter.

Finding: The Commission finds that the proposed planned development meets the requirements of the Zoning Code with acceptable modifications.

150.530(H)(3)(a): That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article

Objectives of the Master Plan
Finding: The Commission finds the proposed development conforms to the goals and objectives of the Central Business District Plan[1]. The project integrates residential living opportunities throughout the Central District (Page III-18).

Pursuant to Section 150.520 of the Code, the applicant for a Planned Development must demonstrate that the proposed Planned Development satisfies and incorporates, to the greatest extent practicable, the following site design standards:

(A) Protection of the Public Health, Safety, and Welfare. The uses and structures within the Planned Development shall be compatible with one another, in that they are designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.

Finding**:** The Commission finds that the planned development is designed and located in a manner that will not impact the public health, safety, and welfare. Further, the proposed multifamily land use is permitted in the zoning district and developed at a density with no modifications requested, besides landscaping for Evergreen trees.

(B) Preservation of Environmentally Sensitive Areas.

(1) No development shall occur in any Environmentally Sensitive Area located on the subject property, except upon approval of a modification therefore, in accordance with Section 150.510(B) of this Article.

Finding**:** The Commission finds that the no portion of the development is located in an Environmentally Sensitive Area.

(2) Environmentally Sensitive Areas located on the subject property may be included as common open space within a Planned Development, upon either (a) identification of such areas on the plat of subdivision as a separate lot or lots, or (b) recordation by the applicant of a conservation easement or similar restriction that ensures the preservation of such areas, in perpetuity, from future development.

[1] Central District Plan (May 2001).

Finding**:** The Commission finds that there are no Environmentally Sensitive Areas located on the subject property and this standard does not apply.

(C) Historic Resources. The Planned Development shall preserve all (1) locally designated landmarks, and (2) properties, structures, areas, objects, and landscapes determined to be historically significant by the Historic Preservation Commission in accordance with Chapters 24 or 170 of the Code.

Finding**:** The Commission finds that this standard is not applicable to the proposed development as the Historic Preservation Commission reviewed the vacant residential structures on both lots for historic significance and received approval for issued permits. The commission determined that there was no presence of historically significant resources on the development site.

(D) Clustering New Development. The Planned Development shall preserve the structures, landscapes, scenic view sheds, and other natural and historic features of the subject property, through (i) clustering of lots or building pads, (ii) adaptive reuse of existing structures, and (iii) the protection of designated open space from development; provided, however, that clustering of development shall not be required upon a demonstration by the applicant, to the satisfaction of the Plan & Design Commission and the City Council, that there are no features on the subject property worthy of preservation, or that those features worthy of preservation will be more effectively preserved by not clustering development.

Finding**:** The Commission finds that the applicant made a reasonable effort to meet the open space standard and that they were close to meeting the landscaping requirement. The applicant failed to provide the required 8 Evergreen trees but they included additional Evergreen shrubs that exceeded the minimum shrub requirement for the site. The massing and scale of the proposed townhome building is not overbearing on the property. The applicant also revised the design to meet the "stepback" requirement so that the building isn't overbearing right on the minimum setback of the east property line.

(E) Location of Structures. All structures to be located within the Planned Development shall (1) be related harmoniously to the terrain and to existing structures in the vicinity of the subject property, and (2) have a visual relationship to existing nearby structures;

Finding: The Commission finds that the proposed building is harmonious to the existing structures in the vicinity and has a visual relationship with nearby structures, or will be harmonious in the future given zoning bulk regulations and future development.

(F) Environmental Quality and Responsible Design. The Planned Development shall be consistent with the City of Highland Park Environmental Policy and with the City of Highland Park Checklist for Environmentally Responsible Design and Construction. The applicant may demonstrate consistency with standards established for site design and building construction practices by referencing known sustainable development and green architecture rating systems.

Finding**:** The Commission finds that the planned development satisfies this standard.

(G) Preservation of Landscapes. The landscapes within the Planned Development shall be preserved in their natural states, insofar as practicable, by minimizing tree and soil removal. All proposed grade changes shall be consistent with the general appearance of neighboring developed areas.

Finding: The Commission finds that the planned development satisfies this standard, as the applicant has been working with the City Forester for any required tree removal permits. This development is the redevelopment of two residential lots with single-family dwellings, so there was less natural landscape to preserve compared to other areas in the city.

(H) Schools, Parks, and Public Facilities. The Planned Development shall not impose an undue burden on parks, recreational areas, schools, or other public facilities that serve or are proposed to serve the Planned Development.

Finding: The Commission finds that the planned development will introduce 4 new residential attached townhome units to the district. No evidence was presented at the public hearings indicating the development will impose an undue burden on parks, recreational areas, schools, or other public facilities.

(I) Relationship and Connection to Adjoining Land. The Planned Development shall not be designed as an enclave separate from adjacent properties, unless existing development patterns, natural features, and/or topographic conditions prevent vehicular or pedestrian access connections to adjacent properties. In order to achieve connectivity to adjoining land, all lots, streets, sidewalks and/or paths within a Planned Development shall be designed, to the extent practicable, to allow for the continuation of such existing or proposed features to adjoining areas. New streets, sidewalks, and/or paths located within a proposed Planned Development shall be constructed and installed to the boundaries of the proposed Planned Development if the City Council determines, in its sole discretion, that the proposed Planned Development adjoins land with the potential of being subdivided or re-subdivided.

Finding: The Commission finds that the planned development incorporates connectivity to surrounding areas and does not disrupt the access to the sidewalk that is provided and runs parallel to Deerfield Road.

(J) Setbacks from the Periphery of the Planned Development. The required front, rear, and side yards along the periphery of the Planned Development shall be of a size not less than the greater of (1) the minimum front, rear, and side yard requirements of the underlying Zoning District in which the Planned Development is located, and (2) the minimum front, rear, and side yard requirements of the adjacent Zoning District.

Finding: The Commission finds the planned development meets the setbacks except the modification in the PUD code for 25' front setback and the 25' rear setback, as listed in the requested relief. The Commission finds that the bundling shall be built in a building code compliant manner where located 0' or otherwise.

(K) Functional and Mechanical Features. Exposed storage areas, trash containers, recycling container space, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be (1) identified on the site plan required pursuant to Section 150.525(A)(9) of this Chapter, (2) incorporated into common areas of the development, (3) made as unobtrusive as possible, and (4) designed, landscaped, and screened in accordance with the requirements set forth in Article XXII of this Chapter and of Chapter 176 of the Code.

Finding: The Commission finds that storage areas, trash containers, and related items will be located inside the proposed first floor, with the exception of ground-mounted HVAC mechanical

units. Those units will be screened by landscaping and are located in the rear of each townhome (sideyard setback to the east lot line).

(L) **Distance Between Buildings. The minimum horizontal distance between any two new buildings to be located on the subject property, or between any new building and an existing building (including building appurtenances), shall be not less than 15 feet; provided, however, that this Section 150.520(L) shall not apply to buildings that (1) share a common wall, and (2) have individual entrances and exits.**

Finding: The Commission finds that there is only one new building on the lot so this standard is met.

(M) **Surface Water Drainage. In accordance with the storm water management regulations set forth in Article XVIII of this Chapter, surface drainage systems serving the subject property shall be designed to prevent surface waters from adversely affecting neighboring properties or the public storm water drainage system. Surface water in all paved areas shall be collected at intervals so as to prevent obstruction of the flow of vehicular or pedestrian traffic. The design of the storm water management system shall enhance natural storm water storage areas such as high-quality aquatic resources and regulatory floodplains, and may incorporate natural storm water management techniques commonly referred to as low impact development techniques or best management practices**.

Finding: The Commission found that the planned development will be constructed in accordance with the storm water management regulations established in the Highland Park City Code.

(N) **Ingress to and egress from the Planned Development shall be designed to (1) promote safe vehicular movements, (2) minimize traffic congestion in the public streets outside the Planned Development, and (3) facilitate the free flow of vehicular and pedestrian traffic within the Planned Development.**

Finding: The Commission finds the proposed access is acceptable, as the existing lot was comprised of 2 units and the proposed lot is comprised of 4 units. The addition of 2 units will not exacerbate the usual vehicular or pedestrian traffic already seen on Deerfield Road.

(O) **Streets, Alleys, and Public Ways. The streets, alleys, and other public and private traffic thoroughfares located within the Planned Development shall conform to the applicable requirements set forth in Section 151.004 of the Subdivision Ordinance, as may be modified upon the recommendation of the Director of Public Works and the approval by the City Council. The City Council may, in its sole discretion, require that streets located within the Planned Development be stubbed in order to provide for future connections to adjacent developments.**

Finding: The Commission finds that the planned development does not have any alleyways for vehicular traffic to utilize. However, Deerfield Road is a major arterial road and can easily accommodate 4 new units in this area.

(P) **Common Ownership or Control.**

(1) **During Development. During the development process and until such time that the development is turned over to an owners' association or equivalent entity, all common areas within buildings, common open space, landscaping, exterior maintenance areas, and all other**

exterior aspects of the development located within the proposed Planned Development shall be on a tract or tracts of land under common ownership or control.

Finding: The Commission finds that this isn't applicable as there is not any shared area besides the two guest parking spaces. The Applicant will still have to verify this for the Final PUD submission.

(2) Upon Completion of Development. The owners' association or equivalent entity, upon its establishment, shall be responsible for all obligations set forth in (a) the ordinance approving the Planned Development, adopted pursuant to Section 150.540(C) of this Article, (b) any associated development agreement pertinent to the Planned Development, and (c) the declaration of covenants, or similar recorded document, establishing the owners' association or equivalent entity.

Finding**:** The Commission finds the Applicant will have to verify this for Final PUD submission.

CONDITIONS OF APPROVAL

The Applicant shall install "No Parking" signage in drive aisle along west lot line to ensure a clear drive aisle for emergency vehicle access.

150.530(H)(3)(b): That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.520(D) of this Article;

Finding: The Commission finds that the proposed development does not contain more residential dwelling units than permitted by Code.

150.530(H)(3)(c): That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.

Finding: The Plan & Design Commission finds that the planned development does not require modifications to the regulations of Chapter 150 and is of lesser scale than most planned developments. Thus, Pursuant to Section 150.515, the development does **not** need to provide a public benefit.

Sec. 151.005(E).

"(1)Plan Commission recommendation.

(a) Following a review of the plat of each such Minor Subdivision by the Secretary and Chairman of the Plan Commission, the Chairman will make a written recommendation regarding the plat to the City Council within 45 days. The failure of the Chairman to provide a recommendation within such 45 day period, or such further time to which the applicant may, in writing, agree, shall be deemed a recommendation against the approval of the minor subdivision plat.

(b) NOTE: If, by reason of the general character or topography of the property to be subdivided, or of any lot to be created by such subdivision, it appears likely to the Secretary and Chairman of the Plan Commission that a variation from the application of the Zoning Ordinance or the Highland Park Building Code will be sought after approval of the plat for recording as submitted, then the Chairman of the Plan Commission shall reject the entire plat of subdivision, or may direct that such lots as to which it appears

likely that a variation will be sought be excluded therefrom; provided, however, that no rejection or exclusion shall be made if the owner of the legal and equitable titles to the tract to be subdivided enters into a written covenant running with the land, and binding upon his heirs, successors, administrators, and assigns, that no such variations will be requested."

- The Commission finds the plat is a minor plat of re-subdivision to consolidate the property with no variations requested, pursuant to the condition that principal and accessory buildings and structures are demolished, as appropriate per City Code, prior to recordation of the plat.

- No variations are requested for the plat.

Staff Report

Meeting Date: October 21, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: A Pre-application Meeting (793 Laurel Ave. & 1696-1704 McGovern St.)

Consideration:
See attached staff report.

Attachments:
1. 793 Laurel Ave. & 1696-1704 McGovern St. Staff Report
2. Attachment 1- Laurel Hill Pre Application Narrative
3. Attachment 2 - 793 Laurel Ave. - Pre Application Submission
4. Attachment 3 - 1696 McGovern St. - Pre Application Submission
5. Attachment 4 - Public Works Dept. & Inclus. Housing Review

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission ("***Commission***")

FROM: Community Development Department

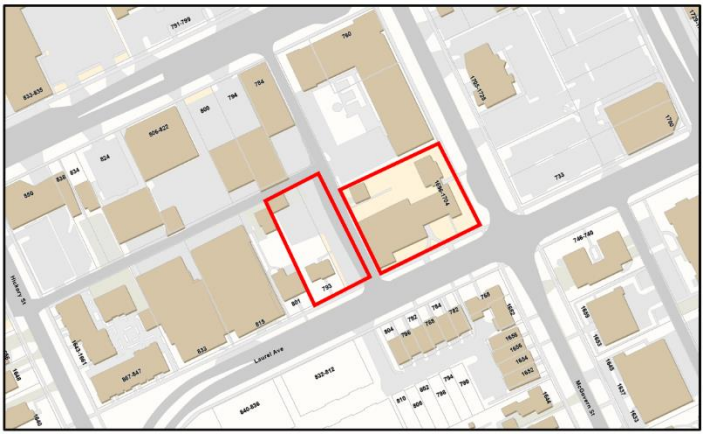
DATE: for the Oct. 21, 2025 Commission meeting

RE: **A Pre-application Meeting (793 Laurel Ave. & 1696-1704 McGovern St.)**

RECOMMENDATION:

Staff recommend the Commission consider this pre-application request, for two proposed multiple-family buildings, one at 793 Laurel Ave. and one at 1696-1704 McGovern St. (collectively, the "***Properties***"), and provide feedback to the Applicant.

This is a pre-application; the Applicant requests feedback on their preliminary plans and the Applicant may return in the future with a Planned Development.



PROJECT SUMMARY:

Structa LLC (the "***Applicant***") proposes a redevelopment at the Properties (on-behalf of the ownership, 1696 McGovern LLC). The Applicant preliminarily proposes the following project:

- Rezoning both properties from RM1A to R0.
- Planned Development Application with Design Review (re-platting as necessary).
    - 796 Laurel Ave.:
        - A five-story multiple family building with 14 residential units and 33 onsite parking spaces. Access from the alleyway.
    - 1696-1704 McGovern St.:
        - A five-story multiple family building with 21 residential units and 50 onsite parking spaces. Access from the alleyway. (Note: the building is five stories from the front and six from the backside.)

As part of the development, the Applicant requests relocation of a utility easement on the West Property (793 Laurel Ave.) and removal of utility poles. Staff is reviewing this and will work with the Applicant on next steps.

The Applicant's narrative for the project is included as **Attachment 1**. The preliminary plans for 793 Laurel Ave. are included in **Attachment 2**. The preliminary plans for 1696-1704 McGovern St. are included in **Attachment 3**.

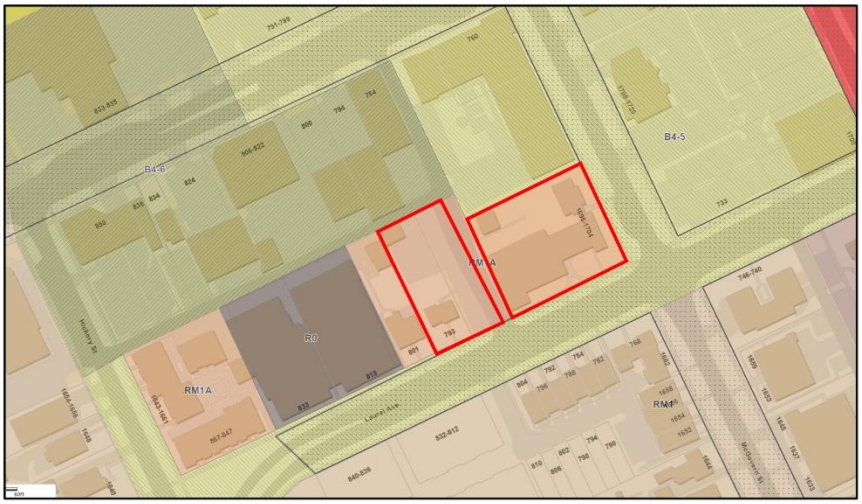
- This staff report is a preliminary review of preliminary items, and as such, more review comments will be forthcoming if the Applicant proceeds with a complete PUD application.

The Properties are currently a vacant church building, classroom wing and vacant church residence and consist of approximately 46,000 sq. ft. total (both parcels combined). Each parcels are separate zoning lots, as they are not contiguous and divided by the alleyway.

NEIGHBORHOOD CONTEXT:

- North: An alleyway form the west parcel and multiple family from the east parcel. Properties zoned B4-6 to the north. Across the alleyway are commercial and off-street parking uses.
- West: Residential uses to the west of the west parcel. The abutting property is zoned RM1A and residential units to the west of that are zoned RO.
- South: Laurel Ave. and across I the RM1 zoned Laurel Park Phase I and II project with townhomes across and a multiple family building towards the south west.
- East: McGovern St. and then B4-5 zoned property – vacant parking lots and a commercial building.
- Southeast: RM1 zoning and a multiple family building.

Neighbor context is important, and the Commission should consider the neighboring properties and zoning. The eastern parcel is a corner lot, transiting from the development on the north side (along Central Ave.) to Laurel Ave. and townhomes and multiple-family developments to the south side.



- The Applicant has provided visuals in their application, and staff recommend that additional height and bulk exhibits be provided of the buildings of the immediately surrounding block, to provide review for how the proposal fits with the surroundings - bulk and height.

PUBLIC COMMENT:
This is a pre-application meeting. No public comments have been submitted.

CONSIDERATIONS
This is a pre-application meeting, and no action is requested. The Commission should provide feedback.

The following applications may be necessary:

1. A rezoning request – the Applicant states they will request rezoning from RM1A to R0.
2. A plat of consolidation, if required.
3. A Special Use Permit ("***SUP***") in the nature of a concurrent or separate Preliminary and Final Planned Development ("***PUD***").
4. Design Review for the proposed improvements, including design, materials, landscaping, layout, and exterior lighting.

SUMMARY OF RELIEF & PUBLIC BENEFIT

- Modifications (this is a ***preliminary*** review only, as this is a pre-application request):
    - Landscaping to be reviewed.
    - Exterior lighting to be reviewed.
    - Height request.
        i. Zoning max. limit is 51' and four stories.
        ii. 61.33' and five stories for 793 Laurel Ave.
        iii. 63' and five stories for 1796-1704 McGovern St. (Six stories from the backside.)
    - Lot coverage request.
        i. The max. limit is 33.3%.
        ii. 59.41% proposed for 793 Laurel Ave.
        iii. 59.5% proposed or 1696-1704 McGovern St.
    - Setbacks.
        i. The east side yard requirement for 793 Laurel Ave.; 5' encroachment into a 10' requirement.
        ii. The north rear yard requirement for 1696-1704 McGovern St; a 20' encroachment into a 25' requirement.
        iii. The north side yard requirement for 793 Laurel Ave.; appears to be 0' setback into a 25' requirement.

Public Benefit.
The Applicant must propose a Public Benefit if, per Section 150.515.B.1: "Planned Developments for which the applicant has requested, in accordance with and pursuant to Section 150.510 of this Article, a modification of the periphery yard, floor area ratio, open space, parking, building height, or lot coverage requirements otherwise applicable to the Planned Development; and […]".

- Staff Comment: The Applicant has requested building height, lot coverage, and required yard relief. Therefore, public benefit must be proposed.
- On page 2 of the Applicant's **Attachment 1** the Applicant indicates their public benefits as the following:
    - The Applicant proposes to eliminate the large electric transformers, poles, and overhead utility lines located in the public alleys adjacent to the site and burying the utility services in a new easement area to be created in conjunction with the City and ComEd and any other applicable utility providers. See further in **Attachment 1**.
- Staff are reviewing the adequacy of the public benefit proposed, and again, working with the Applicant on next steps.

BUILDING, USE, & SITE DESIGN:
The Applicant proposes two multiple family buildings, both with indoor parking garage on the lowest level and above residential units. Step backs are incorporated into the building. Materials and colors must be proposed and hard sample materials provided at the PUD public hearing.

TRAFFIC STUDY:
A traffic impact study will be required with the Planned Development application.

STORMWATER

The Engineering Division has provided preliminary review, and stormwater will be reviewed as part of the PUD application.

ZONING ANALYSIS:

The Properties are zoned RM1A, and rezoning to R0 is requested. Review is under the R0 (though, this is not a staff recommendation).

Land Use.

Per Section 150.490 the land use Multiple Family Dwellings is listed with a "P" for a permitted and is an allowed use at this location, pursuant to appropriate regulations.

Planned Development.

This PUD consideration is triggered by Sec. 150.505(A)(6), "Any new principal building in the RO zoning district that exceeds the maximum height limitation set forth in Section 150.704(A) of this Chapter." The Applicant indicates they will request rezoning to R0 and height relief will be requested.

Common / Open Space.

Per Sec. 150.520(R)(2), Common Open Space is required, per the following:

> "(a) At least 20 percent of the subject property shall be maintained as common open space, except as may be modified by the Plan and Design Commission and City Council in accordance with this Article. Required yards in a Multiple Family Residential District may account for a maximum of 50 percent of the required common open space."
>
> - COMMENT: Open spaces are proposed with 5' and 10' setbacks around the building; except, there are greater setbacks for the rear of the Properties. Open space is incorporated in open terraces. The Applicant will have to verify the requirement is met for PUD.
>
> "(b) In a Multiple Family Residential District, a minimum of 100 square feet of open space per dwelling unit shall be provided within one or more sitting areas, plazas, recreational spaces or other areas for gathering by residents of the Planned Development. The open space provided pursuant to this Section 150.520(Q)(2)(b) shall be in addition to, and not in lieu of, the required yards within the applicable Zoning District."
>
> - COMMENT: The Applicant will have to verify the requirement is met for PUD.
>
> "(c) The common open space must be accessible from every dwelling unit located within the Planned Development, either via (i) direct access, or (ii) the granting of a permanent easement for convenient access to the common open space."
>
> - COMMENT: The Applicant will have to verify the requirement is met for PUD.
>
> "(d) No recreational facilities shall be permitted within any area designated as common open space, except those that are graphically depicted in the Final Development Plan approved by the City Council in accordance with Section 150.540(B) of this Article."
>
> "(e) No proposed area on a site plan may be accepted as common open space unless its character and quality have been approved by the Plan and Design Commission. When making its determination, the Plan and Design Commission shall give consideration to the following standards:"
>
> > "(i) The size and character of the structures to be constructed within the proposed Planned Development;
> >
> > (ii) The character of surrounding developments;
> >
> > (iii) The topography and existing amenities of the proposed open space area, including trees, ground cover and other natural features, and particularly as set forth in Article XXII of this Chapter and Chapter 176 of the Code;

(iv) The manner in which the proposed open space area is to be improved and maintained for recreational purposes; and

(v) The existence of public parks or other public recreational facilities in the vicinity of and the relationship to, the proposed open space."

"(f) All portions of the subject property to be preserved as common open space must be conveyed, in a manner acceptable to the City Council and the Corporation Counsel, to a park district, school district, or other public agency, or to a private association or similar organization formed by a condominium agreement, townhouse declaration, indenture, restrictive covenant or other binding agreement."

"(g) The applicant shall submit a management plan for restoration and long-term management of the common open space."

- COMMENT: This will have to be provided.

Performance Standards & Ext. Lighting.

- Applicant must provide exterior lighting and photometric specifications to verify compliance to those standards in Sec. 150.605 when the Planned Development application is submitted.

Setbacks.
Per Section 150.703 and Sec. 150.704[1], the development must meet the following R0[2] setbacks for the principal buildings, and other setbacks will apply depending on type of use or structure proposed and appropriate City code regulations:

- 793 Laurel Ave.:
  - North: appears to be 0' setback; must provide 25 rear yard setback[3].
  - South: front yard setback; Article 23 requires build to zone of between 5-25' and 5' is proposed.
  - West: 10' side yard; 10' proposed.
  - East: 10' side yard; 5' proposed.
- 1696-1704 McGovern St.:
  - North: 25' rear yard; 5' proposed.
  - South: 5-25' front yard; 10' proposed to building (5' to overhang decks).
  - West: 25' rear yard; 45' proposed.
  - East: 5-25' front yard; 10' proposed to building (5' to overhang decks).

The Applicant should mark setbacks to overhanging decks and to the wall of the building.

Subdivision Review.

- The Applicant will need to submit signed and sealed plat of surveys for the Properties, and that information will be used to indicate if re-platting will be required.

Density & Inclusionary Housing.

- Density.

[1] And per Section 150.520.J, whichever is more restrictive. The 793 Laurel Ave. parcel will abut RM1A; the side yard requirement is the same as the R0. The 1696-1704 McGovern St. corner property will abut B4-5; the rear yard requirement is more restrictive for the R0.

[2] The review provides analysis for the proposed rezoning, and this is not a recommendation as to rezoning.

[3] The Applicant may reduce the rear yard requirement for any rear yard abutting an alleyway per Sec. 150.707(C)(1), "Whenever a lot abuts a public alley, one-half (½) of the width of that alley may be considered as a portion of the required rear yard."

- The western and eastern proposed multiple family buildings are both within the allowed density requirement – however, read further for the Lot Dimension review.

- Lot Dimensions.
  - Staff Comment: The min. lot size for development of multiple-family use is 21,780 sq. ft. The eastern parcel exceeds, this being approximately 27,000 sq. ft. in area. The eastern parcel is 19,000 sq. ft.; that is 87.2% the required lot area for multiple family use. Staff is reviewing this request for relief.
- Inclusionary Housing.
  - Preliminary review is provided in **Attachment 4**.

Max. Lot Coverage and FAR Regulations.

- Staff Comment: The maximum Lot Coverage for the R0 is 33.3% (as defined in Sec. 150.202, only applicable to accessory and principal buildings). FAR is not applicable.
- As indicated earlier in the report relief is requested.

Height.

The maximum allowed height in the RO district for a principal structure is 51 feet and 15 feet for an accessory structure. Height and Grade are measured as defined in Sec. 150.202 and for the RM1 Height is measured from Grade (as that is defined – essentially the average grade of the Property) to, "[…] the vertical distance of a building measured from grade to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the mean level between the eaves of the ridge of a gable, hip or gambrel roof, or to the highest point of a shed roof […]".

- Staff Comment: The Applicant must provide the applicable Grade exhibit and an exhibit measuring Height to Grade, as defined in Sec. 150.202.
- Height relief is requested.

The Applicant has introduced stepbacks on upper floors. The plans must comply with Sec. 150.520(K):

> *"Upper-store Building Design.* Stories of new building and additions to existing buildings that exceed the maximum non-planned development height for the RO, B4-4, B4-5, B4-6, B4-BG, or B5 Zoning Districts, as established in Sections 150.704(A) and 150.705(A) of this Chapter, must be designed to reduce the apparent overall bulk of the building by providing or incorporating all of the following features and considerations:
> (1) An upper-story step-back of 15 feet shall be provided along the front property line for each additional story of building height.
> (2) To avoid overly regimented building, the forms of the façade of the building adjacent to a front lot line should be designed to provide variation in modulation, finish materials, and fenestration in order to create attractive buildings.
> (3) Upper-story step-backs should incorporate decks and/or balconies.
> (4) Landscaping should be incorporated within the upper-story step-backs to help soften building forms, either in planters, outdoor plazas, balconies, or other similar features.
> (5) Upper-story step-backs may be reduced, but not eliminated, if an equal amount of public open space is provided at ground level of the Planned Development.
> (6) Building design shall incorporate integrating usable floor space within architectural roof forms and using other design techniques, as depicted in Figure 150-5-1 of this Article."

Off-Street Parking & Loading.

Per Sec. 150.851 the Applicant must provide off-street parking, guest off-street parking, and loading spaces. Preliminary review indicates two parking spaces per unit proposed plus additional guest parking. This requirement is met.

- 793 Laurel Ave.; 14 units: 33 spaces provided; 28 + 1 required.

- 1696-1704 McGovern St.; 21 units: 50 spaces provided; 42 + 2 required.

Note: the actual requirement may be less, depending on the final size and bedroom count, as appropriate.

STANDARDS OF APPROVAL:
The applicant has submitted a (1) Preliminary Planned Development (Preliminary concurrent) and (2) Design Review. The following provide the standard of review for this consideration. The Commission must consider all the standards and all standards must be met, as appropriate and indicated in the below sections of City Code.

Sec. 150.1505(A) – Standards in making its recommendations to grant or its recommendations to deny any specific application for an amendment rezoning any given parcel of land.

Chapter 151 Subdivision – Under review.

Sec. 150.520. - Site Planning Constraints and Design Standards for PUDs.

Sec. 150.1404. – Standards for SUPs.

Chapter 176, ARTICLE II. - DESIGN REVIEW STANDARDS

DESIGN REVIEW – CHAPTER 176 STANDARDS OF REVIEW:
This project is subject to the provisions in Chapter 176 of the City Code, "Design Review." These include the following:

(A) Site Plan.

(1) The site shall be planned to (a) provide a desirable transition from the streetscape, (b) meet the parking design requirements of Article VIII of Chapter 150 of this Code, and (c) meet the landscape planting and screening requirements of Article XXII of Chapter 150 of this Code.

(2) Buildings shall be oriented so that the principal entry is visible and accessible from the primary street frontage.

(3) Building configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.

(4) Service yards, storage yards, exterior work areas, and utility meters shall either be (i) screened from view from public rights-of-way with dense planting or other materials harmonious with the building, or (ii) otherwise be located so as not to be visible from any public rights-of-way.

Staff Comment & Review:

- Section 150.2225 for foundation plantings applies, including a 5' in depth planting area adjacent to the foundation, with exceptions as listed in Section 150.2220(B).
- Section 150.2220 for Vehicular Use Area landscaping applies:
    - Any new Vehicular Use Area within 25' of a residential district must meet Section 150.2220(A). Any new Vehicular Use Area within 25' of a street shall be improved with a five feet in-depth landscaping.
    - The new Vehicular Use Area must also meet Section 150.2220(C), for interior landscaping requirements.
    - Planting requirements per Section 150.2230 (793 Laurel Ave. on the left & 1696-1704 McGovern St. on the right):

type	required
shade or ornamental trees	15
evergreen trees	8
total trees	23
shrubs	116

type	required
shade or ornamental trees	17
evergreen trees	6
total trees	23
shrubs	132

Staff Comment & Review:

(B) *Site Treatment.*

(1) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and enhanced, subject to the requirements set forth in Article XVIII of Chapter 150 of this Code.

(2) Grades of walks, parking spaces, terraces, and other paved areas shall provide a safe and stable surface for walking.

(3) Sidewalks, plazas, and pedestrian pathways shall be distinguished from Vehicular Use Areas through the use of materials, such as curbs, pavers, and brick or brushed or scored concrete, in order to ensure pedestrian safety and comfort.

(4) Newly installed utility services and service revisions necessitated by a modification to an Exterior Design Feature shall be place underground.

Staff Comment & Review:

- The Applicant should provide bicycle racks.

(C) Building Design.

(1) Building mass, scale, and lines, including roof forms, shall be designed to be harmonious with the design of adjacent buildings.

(2) Buildings shall be designed to avoid monotony with respect to roof line, windows, location and size of principal entry, location and orientation of garage entries, and cladding material and color.

(3) Building materials shall be durable and conducive to easy maintenance and upkeep.

(4) Mechanical or other utility equipment.

(a) Mechanical and utility equipment located on the roof or exterior of a building shall either be: (i) screened from view from public rights-of-way with materials harmonious to the building; or (ii) located as to not be visible from public rights-of-way or residential zoning districts.

(b) Ground-mounted mechanical or utility equipment shall comply with the screening requirements set forth in Article XXII of Chapter 150 of this Code.

(5) Building additions and modifications shall maintain safe access and pathways, and allow for the functional use of spaces between buildings.

Staff Comment & Review: Refuse information should be provided.

(D) Lighting.

(1) Lighting fixtures shall be of a scale and finish, and shall be mounted at a height, that are appropriate to the building design and lighting function.

(2) Light sources shall be shielded from view from public rights-of-way and residential districts.

(3) Light poles located within a Vehicular Use Area shall be located between parking spaces.

(4) Lighting levels and light fixture design shall meet the standards of Article VI of Chapter 150 of this Code.

Staff Comment& Review:

- The Applicant will need to submit exterior lighting and photometric specifications.

- Staff recommend 3,000K CCT for all exterior lighting.

(F) *Fences. Fences shall be constructed to meet the requirements of Article XXII of Chapter 150 of this Code and of Chapter 173 of this Code.*

Staff Comment & Review: none.

CITY DEPARTMENT COMMENTS:

The following provides summary comments from City staff. The application is still under review. Additional comments will be provided at a continued public hearing and upon Applicant responses and re-submissions, as well as comments from the PDC and public. Staff review of this application is not complete.

- *Public Works - Forestry Unit:*
  - A tree inventory and survey will be needed to assess how the development will impact trees at these two locations. Until this documentation is provided to the City, Forestry has no comments.
- *Public Works - Engineering Division:*
  - Engineering Division: See **Attachment 4** – preliminary review comments were provided.
- *Fire Department and Building Division:*
  - Did not respond to request for comment. Building permit/s will be required, as appropriate.
- *Police Department:*
  - Did not respond to request for comment.
- Comcast, ComEd, and other Utilities:
  - The City will engage the utility agencies, given the relocation request for utilities. That information will be provided to the Applicant, and will be provided to the Commission when a PUD is submitted.

Laurel Hill Condominiums
793 Laurel Avenue / 1696 McGovern Street
Pre-Application Discussion - Project Narrative
October 21, 2025

Current Conditions

Subject Property: Commonly known as 1696 McGovern and 793 Laurel (the "Property").

The Property currently contains a vacant church building, classroom wing and vacant church residence and consists of approximately 46,000 square feet of land including 2 parcels separated by a 20-foot wide, north-south alley running from Central Avenue to Laurel Avenue. The Property is situated in a transit-served location, within 1,320 feet of the Highland Park Metra Station, and in close proximity to several bus routes and stops and fronts dedicated bicycle lanes along Laurel Avenue. The Property is located within the boundaries of Downtown Highland Park, immediately adjacent to the Central Business District, and is currently zoned RM1A.

The primary constraint of the Property is a steeply sloped hill, with grade elevation change of over 17 vertical feet from East to West on the East Parcel and 21 vertical feet overall. The steepest portion of the slope occurs in the Western two-thirds of the East Parcel and makes siting buildings on this parcel extremely challenging. This factor is the primary driver for Applicant's requests for modifications to zoning district regulations, as detailed below and in the accompanying presentations.

Proposed Project – Laurel Hill

Structa LLC (the "Applicant") is seeking a zoning change from RM1A to RO and then a Planned Development to accommodate the buildings' setbacks and height, while allowing for the square footage required for the larger units proposed (the "Project"). Each parcel will have a separate application.

The Applicant proposes to construct two, high-end, multifamily residential condominium buildings, one on the East and one on the West sides of the north-south alley in 2 phases. These five-story buildings will feature underground parking garages exceeding 2 cars per unit and featuring significant upper-level stepbacks on floors four and five to minimize visual impact. The buildings will feature separate amenities for each building, including fitness and wellness centers, resident lounges, access-controlled package and grocery delivery facilities and private, secure tenant and bicycle storage rooms.

The East building (Phase 1): Located at 1696 McGovern Street, the East Building Parcel consists of approximately 27,000 square feet. The proposed building consists of 21 residences, and 48 parking spaces (including 6 guest parking spaces). There will be 1 bicycle parking space per dwelling unit, and one off-street loading space and maintaining the existing drop-off lane on McGovern. Applicant intends to comply with the Inclusionary Housing provisions of the Highland Park Zoning Ordinance to be further detailed with the City's Housing Commission.

The West building (Phase 2): Located at 793 Laurel Avenue, the West Building Parcel consists of approximately 19,000 square feet. This building consists of 14 residences and includes 29 parking spaces, and 4 exterior guest parking spaces. Applicant intends to comply with the Inclusionary Housing provisions of the Highland Park Zoning Ordinance to be further detailed with the City's Housing Commission.

Public Benefit

The Applicant proposes a significant public benefit by eliminating the large electric transformers, poles and overhead utility lines located in the public alleys adjacent to the site and burying the utility services in a new easement area to be created in conjunction with the City and ComEd (and including any other affected utility providers) on the east side of the north-south alley at a cost to the Applicant of approximately $350,000. Additionally, the grade-level building setbacks from the alley allow for extensive landscaping to enhance both the public and private areas as well as providing solar screening for the units. The combination of the transformer removal, burying the utility service and setbacks from the alley, all serve to improve the functionality and safety of both alleys for all Public Works, Public Safety, Fire Department, Commercial and Residential traffic and associated uses running east-west from Hickory Street and north-south from Central to Laurel, and also significantly improves the aesthetic appearance of the alleys for all adjacent property owners.

Design/Program Inspiration

Laurel Hill is designed as a bridge between its surrounding context, transitioning from the two, newer, RO zoned buildings to the west, to the McGovern house, B4-5 zoned building immediately adjacent to the north. The proposed buildings appropriately transition in height and minimize the scale from the taller McGovern House to the north, to the Laurel Townhomes and multi-family buildings on both sides of Laurel. The Project will feature family-sized unit layouts and high-quality finishes and will consist of two building phases.

The East building, located at 1696 McGovern, sits at the NW corner of Laurel and McGovern. This building has been thoughtfully designed with two, separated 3-story massings facing Laurel and McGovern with significant stepbacks at both floors above. The design follows the steep downward sloping hill to the West. The West building, located at 793 Laurel, will maintain consistent façade characteristics with its counterpart to the East. The Project's forms are informed by the site's challenging slope and thoughtful use of setbacks to break up the massing and reduce the appearance of height as viewed at pedestrian level. The interior experience is elegant, emphasizing healthy living, staying connected to nature through views and interior/exterior spaces, and the common and private landscaped terraces.

The Project uses the sloping site to orient views and outdoor terraces primarily towards the south and west for solar exposure and more variation in the façades to vary the buildings' appearances. At street level the Project presents its public side to emphasize walkability with a residential scale along McGovern and Laurel, which is both pedestrian-friendly and activated by the building's common terraces and amenity spaces. At the upper levels, the facades step back significantly to diminish the view of mass from the street. The fourth and fifth story stepbacks of the buildings taper down its mass, following the slope of-topography.

The residents of Laurel Hill can take advantage of the walkability of downtown Highland Park and connections to nearby parks and recreation. The extensively landscaped terraces and site engage and enliven the experience from the exterior as well as the indoor/outdoor flow around both common and private spaces.

Sustainable Features

Given the City's strong bicycle initiatives, and the Project's adjacency to the designated bicycle lanes on Laurel Street, the buildings will incorporate bike-friendly features like indoor bicycle parking for all units, as well as exterior bike racks, repair station and air hose which will be available for public use. The parking garages will include EV charging equipment in designated spaces.

The Project's alley improvements and extensive project landscaping are not only a significant improvement to this portion of the downtown area but also help to connect the Project with the surrounding streets and engage with the community in a unique and positive fashion.

Land Use and Planning

The subject Property is located within the boundaries of Downtown Highland Park, immediately adjacent to the Central Business District. The Project's Downtown location has a Neighborhood Frontage Classification in the Highland Park Zoning Code. This designation is applied along downtown streets that are not classified as pedestrian or vehicular frontages. Because such streets typically include a mix of residential and nonresidential building types, the regulations allow flexibility in terms of building location and site design.

The complete block of McGovern St., Laurel Ave., Hickory St. and Central Ave. contain a mix of zoning districts (including B4-6, B4-5, RO and RM1A). There are varying levels of bulk and density surrounding the Property, and the proposed Project is appropriately situated in size and scale, smaller than the buildings to the North and along Central and Green Bay, for example: McGovern House, 734 Central, Albion, and slightly larger than 815-833 Laurel, the existing and proposed townhomes in the Laurel Park Development to the south and west, and compares favorably to other proposed and approved developments in the area, for example: The Walton, The Wolbright, 1633 Second Street, 1695 Second, and others.

In planning the proposed Project, the development team reviewed the 2001 Central District Plan, the goals and objectives of the City's Master Plan – updated in 2006, the Bike-Walk HP 2030 Complete Streets Policy and Non-Motorized Transportation Plan, and the Design Guidelines – revised in 2018. The Project is intended to be materially compliant and consistent with these Plans and Guidelines as well as transit-oriented development principles.

Economic and Social Impact

The total Project costs are approximately $50mm. There will be 200 construction jobs and approximately 5 permanent jobs created. Applicant will comply with the Inclusionary Housing provisions of the Highland Park Zoning Ordinance with 3 affordable units on site and a payment in-lieu totaling $556,200 to further affordable housing opportunities in Highland Park, all of which will be further addressed with the City's housing commission

The Applicant also proposes to fund significant public benefits including the relocation of existing utility equipment and underground burial of public utility lines, in excess of $350,000. Additionally, there will be a significant increase in real estate and use taxes generated from the Project. Furthermore, the reasonable increase in residential density supports the continued viability of ancillary retail and commercial uses in the City.

SGV ARCHITECTURE & DESIGN

793 LAUREL AVENUE

PRE-APPLICATION SUBMISSION

SEPTEMBER 19, 2025

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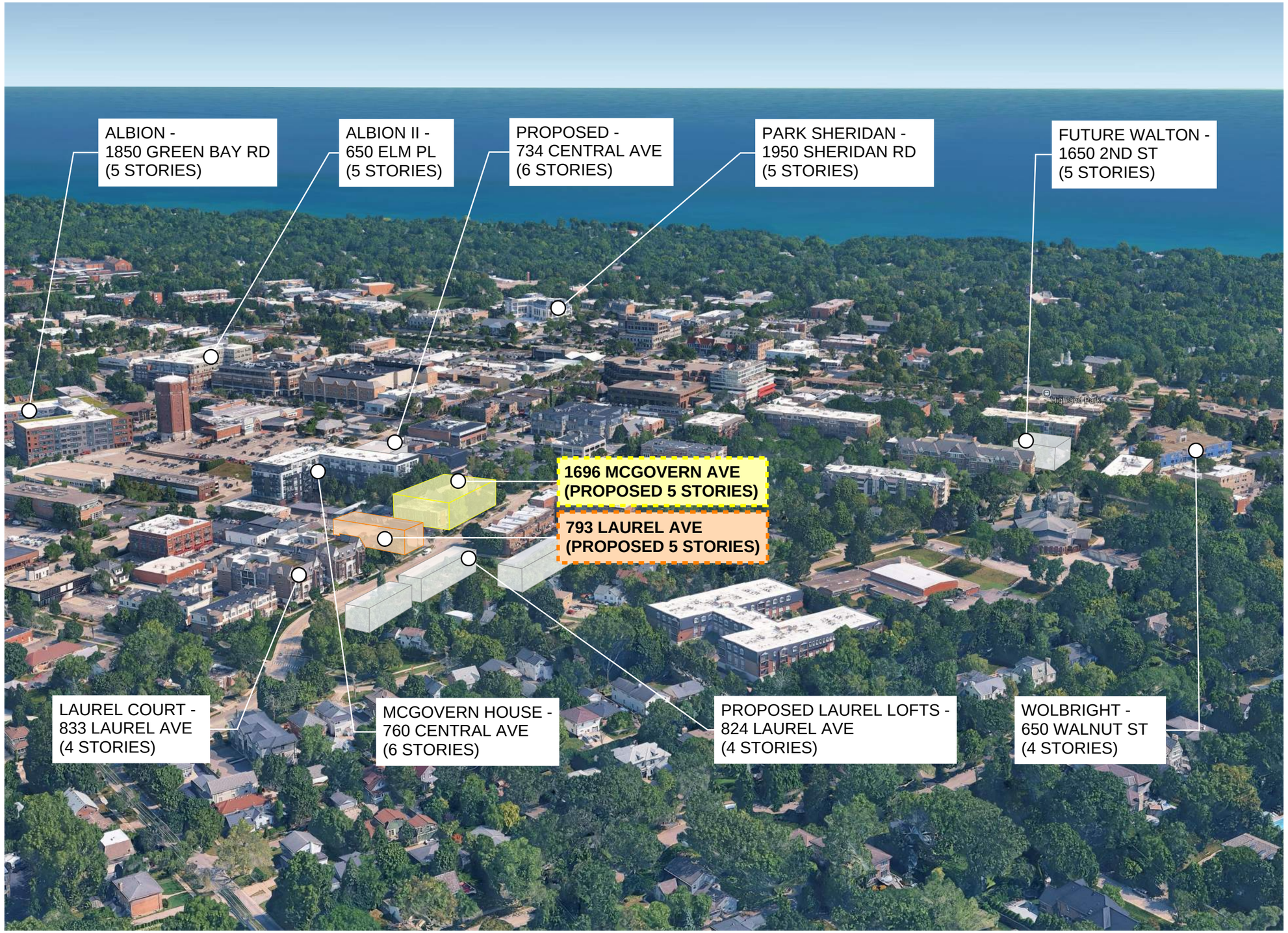
STRUCTA



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STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

EXISTING SITE CONTEXT

SEPTEMBER 19, 2025

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ALBION HIGHLAND PARK

(COMPLETE)

THE WOLBRIGHT

(IN PROGRESS)

PARK SHERIDAN

(IN PROGRESS)

ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

RECENT LOCAL PROJECTS

SEPTEMBER 19, 2025

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ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1" = 80'

0 20' 40' 80' 160'

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EXISTING SITE CONTEXT

SEPTEMBER 19, 2025

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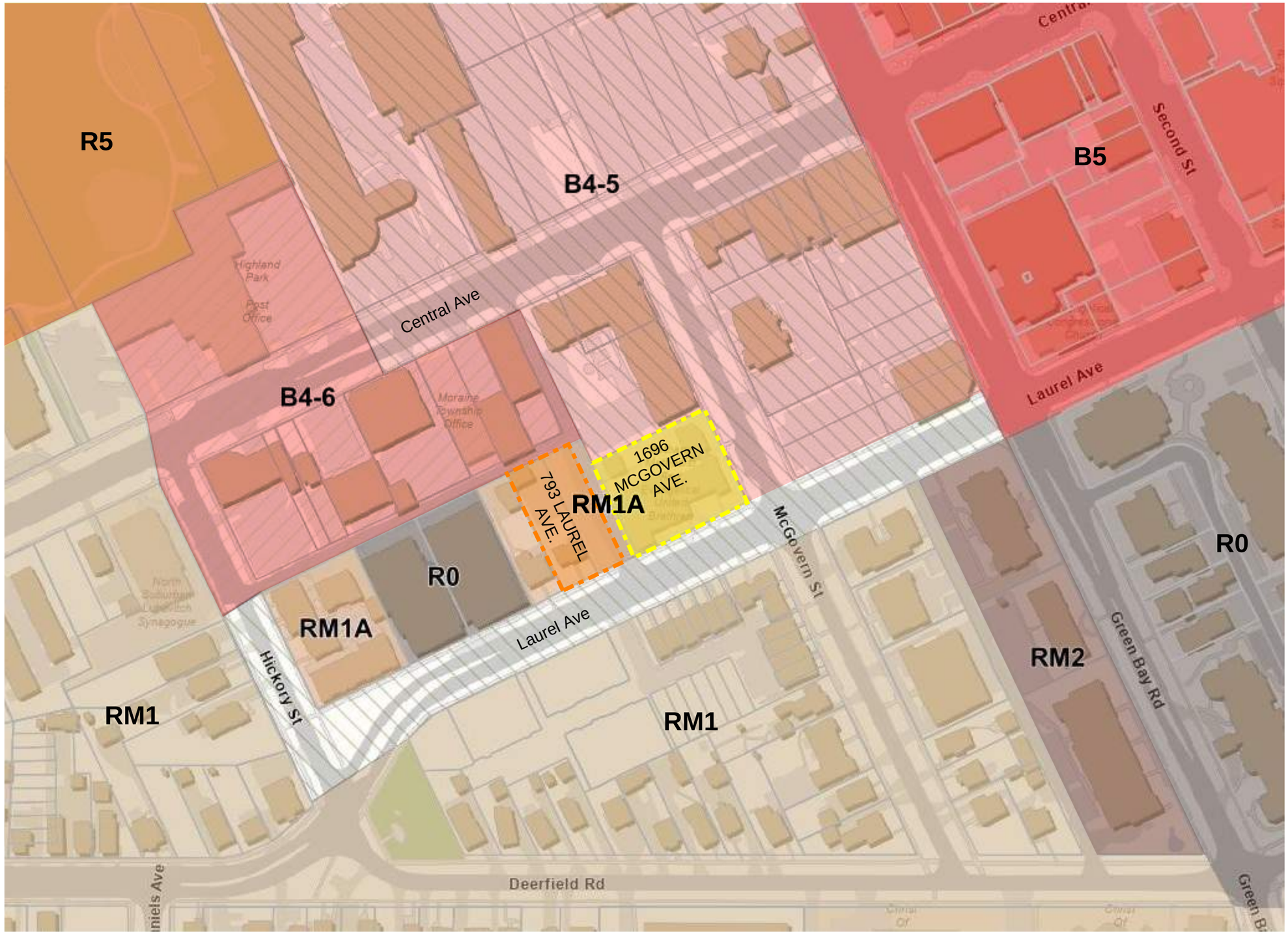

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793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

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ZONING MAP

SEPTEMBER 19, 2025

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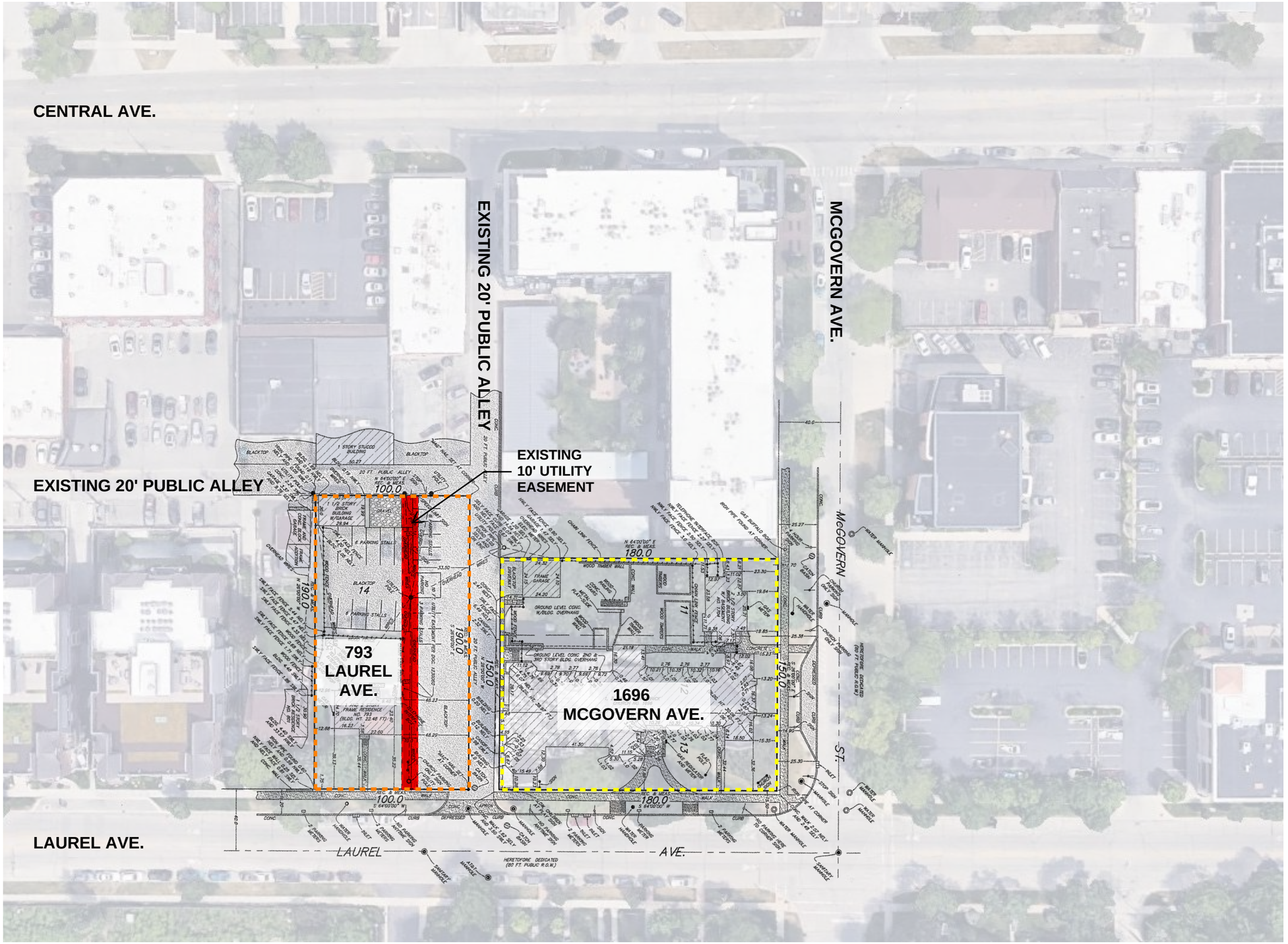

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793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

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EXISTING PROPERTY BOUNDARIES

SEPTEMBER 19, 2025

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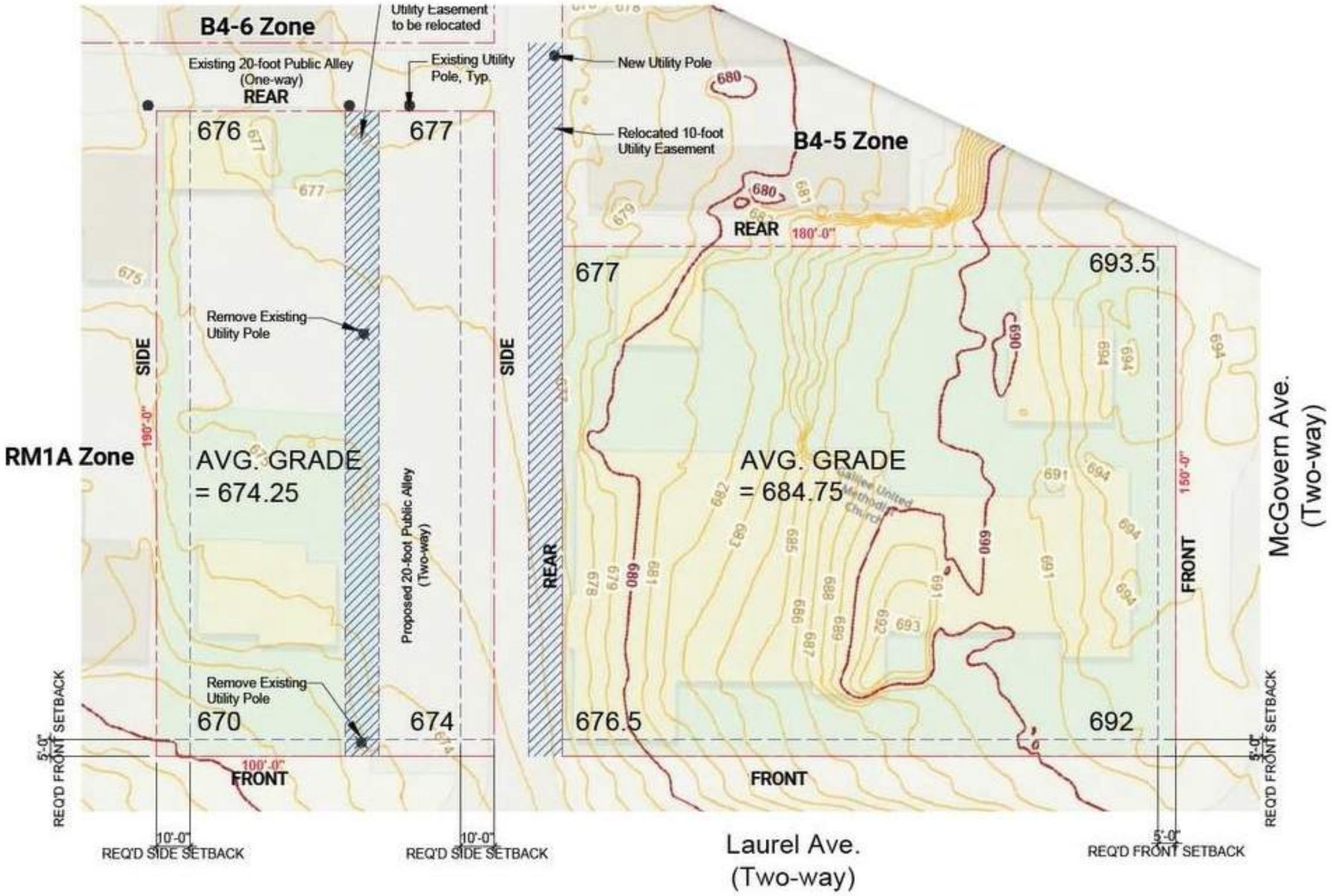

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793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

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EXISTING TOPOGRAPHY

SEPTEMBER 19, 2025

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VIEW FROM LAUREL AVE. FACING NORTH

VIEW IN ALLEY FACING EAST

VIEW IN ALLEY FACING SOUTH

SGW ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

SITE PHOTOS

SEPTEMBER 19, 2025

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793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

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COMBINED SITE PLAN

SEPTEMBER 19, 2025

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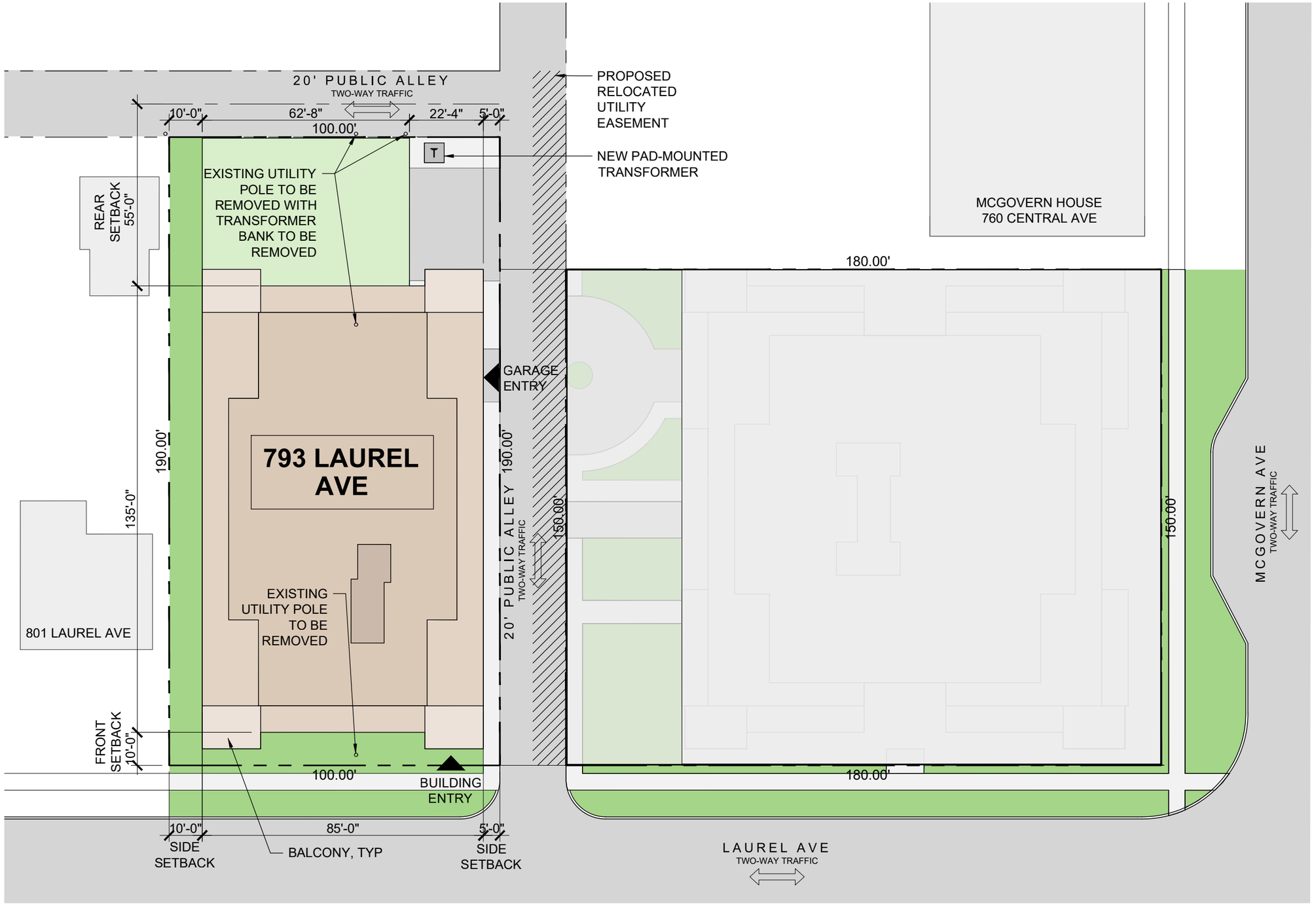

ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

SITE PLAN

SEPTEMBER 19, 2025

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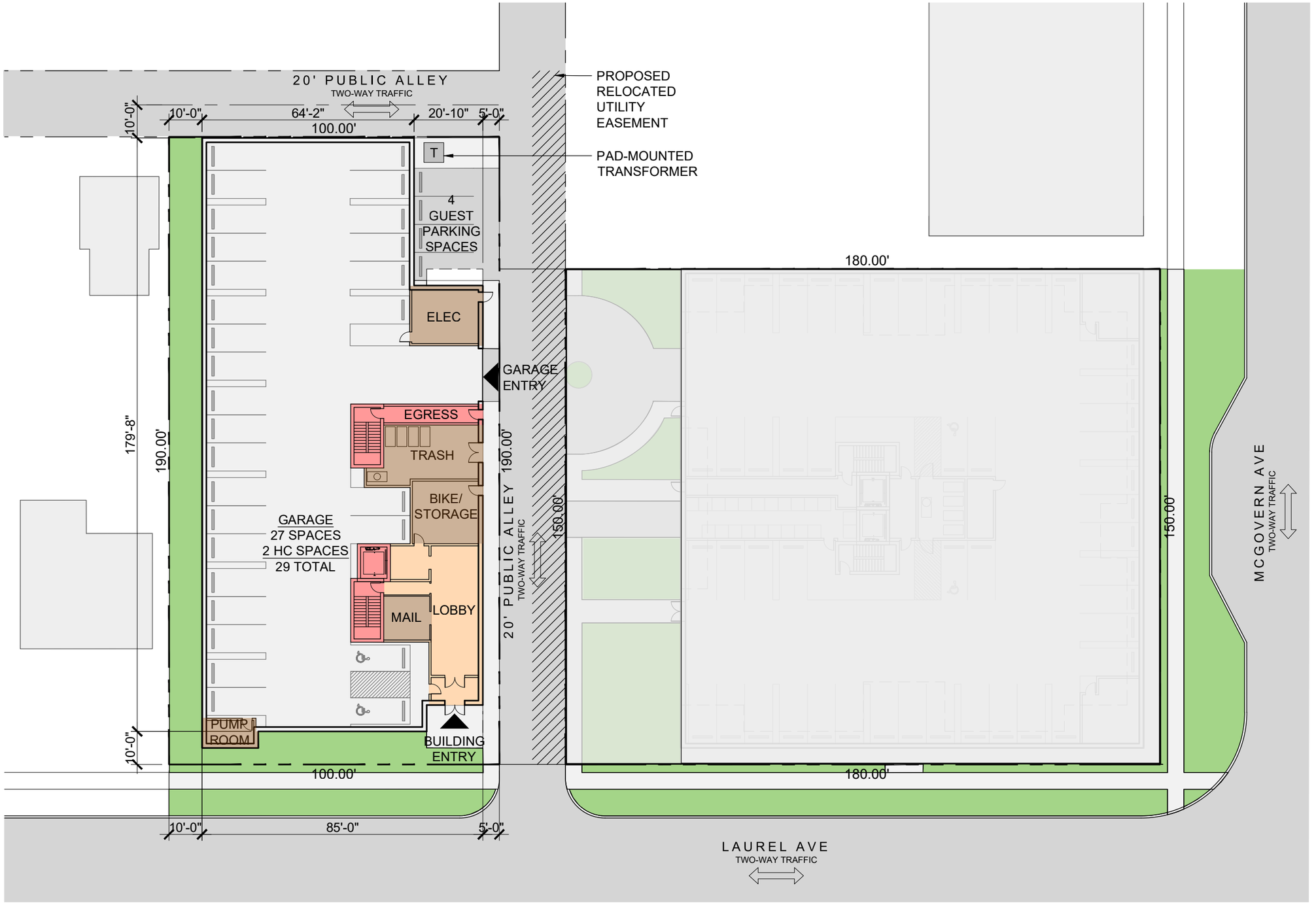

SGW ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

FIRST FLOOR PLAN

SEPTEMBER 19, 2025

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ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

SECOND FLOOR PLAN

SEPTEMBER 19, 2025

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ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

THIRD & FOURTH FLOOR PLAN

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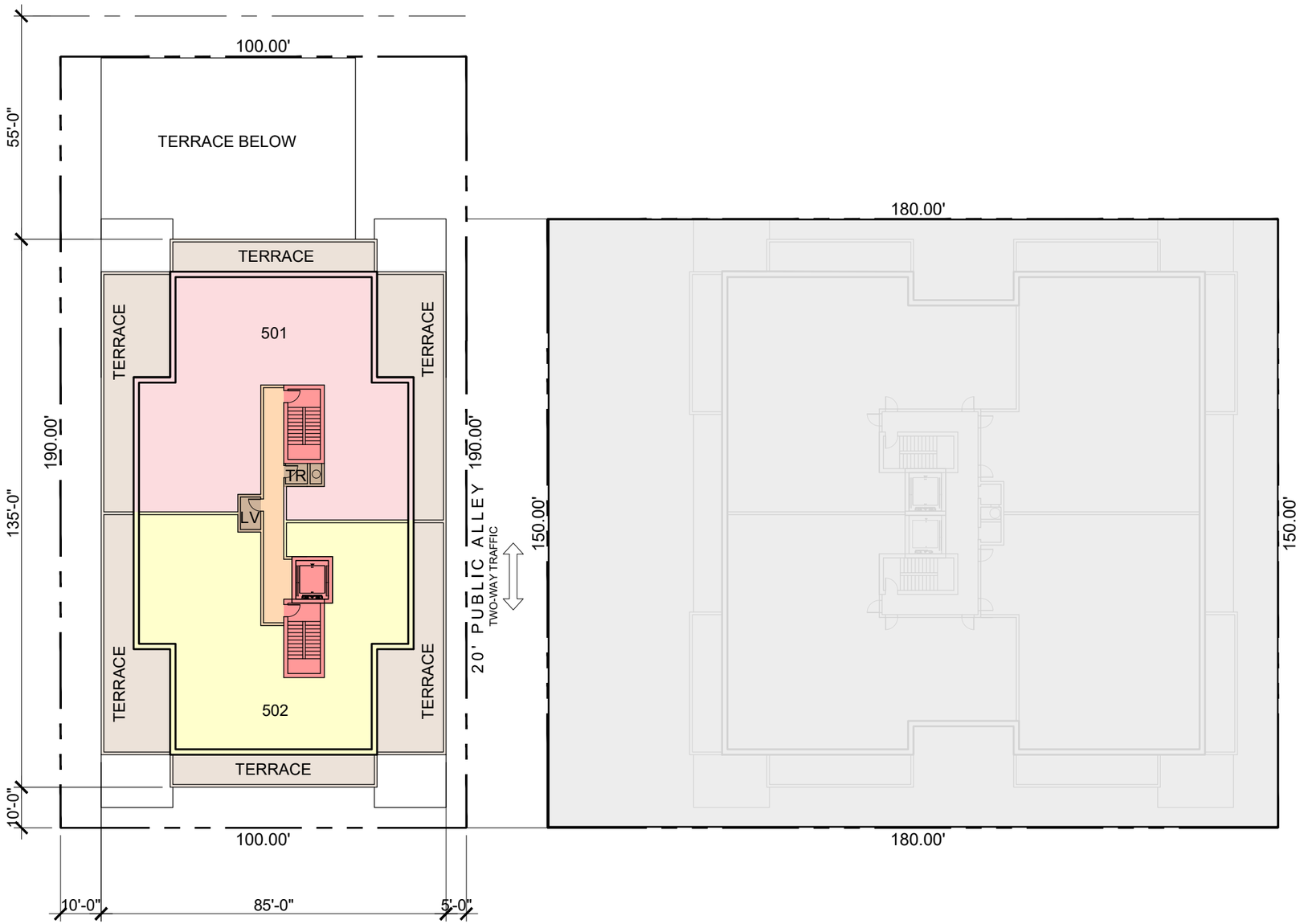

ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

FIFTH FLOOR PLAN

SEPTEMBER 19, 2025

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ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

DESIGN INSPIRATION IMAGES

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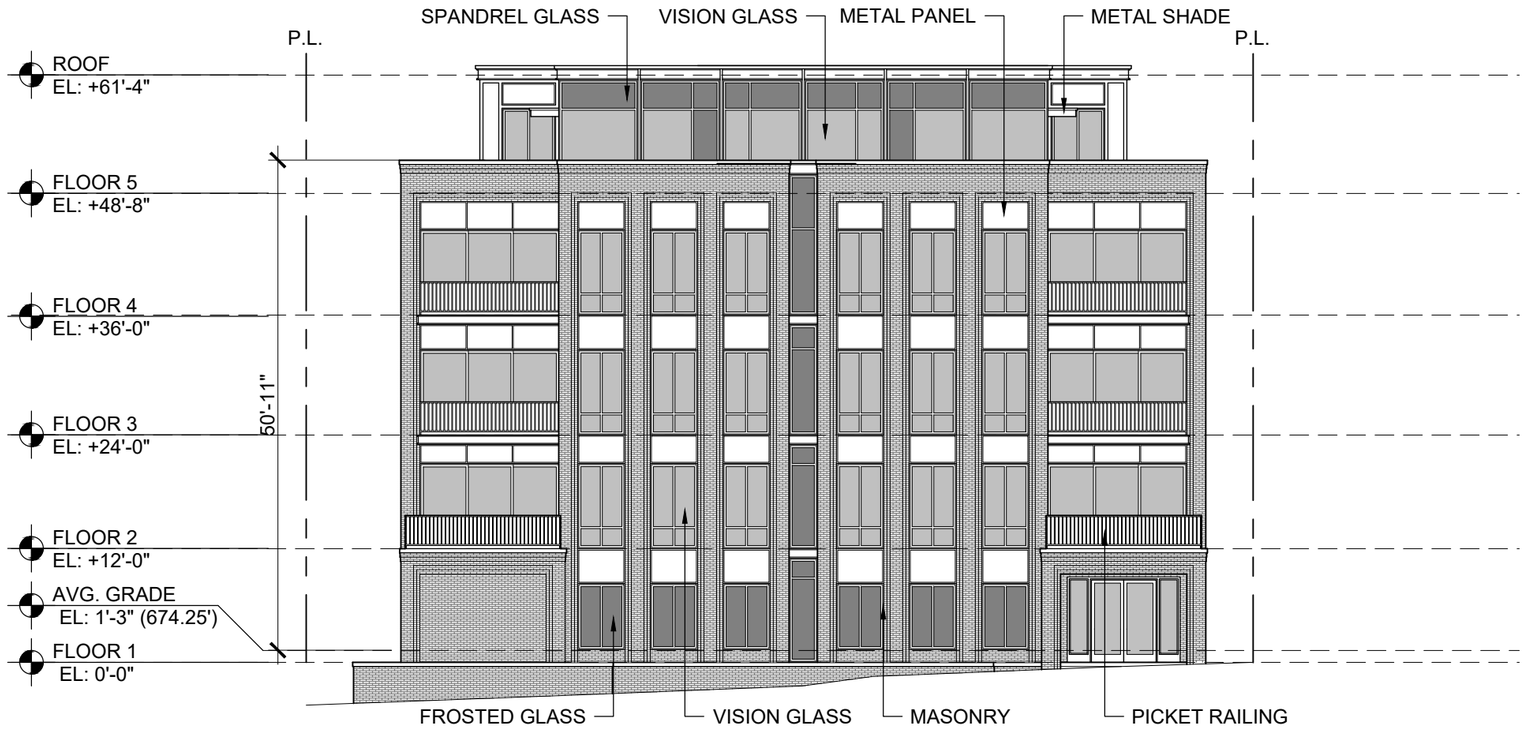

ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1/16" = 1'-0"

0 4' 8' 16' 32'

SOUTH ELEVATION

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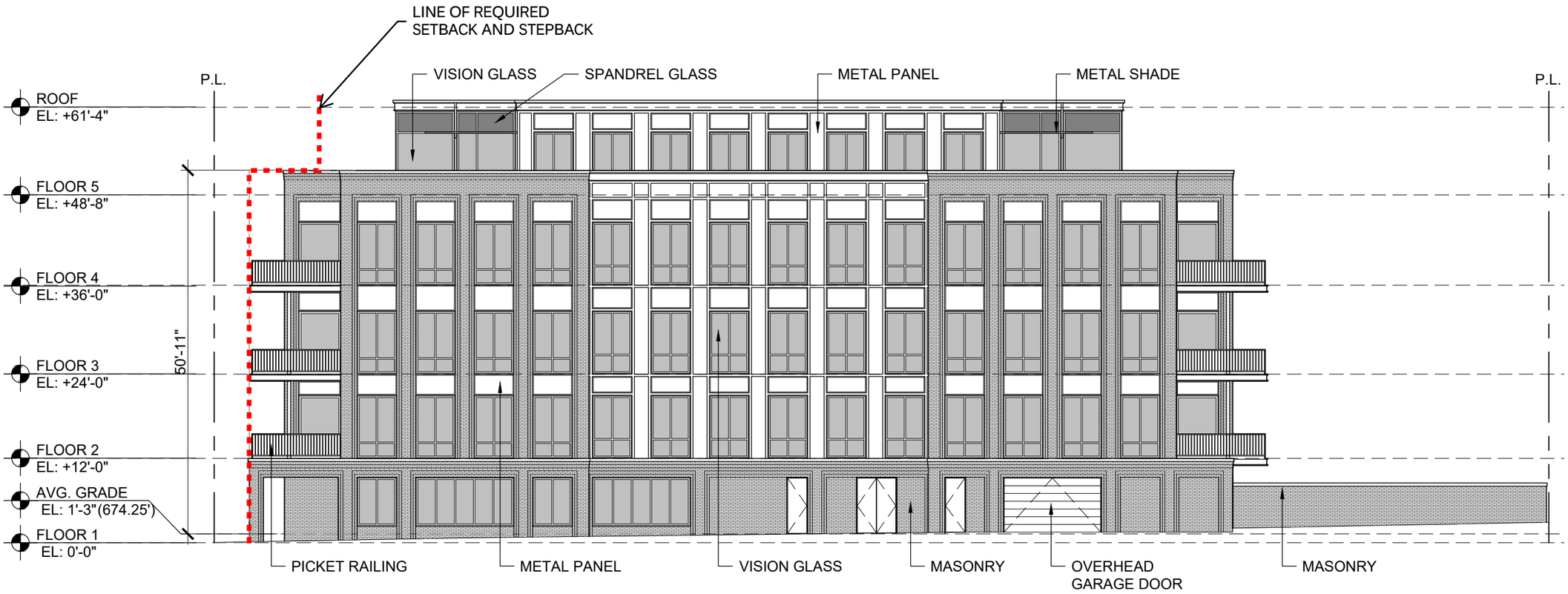

ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1/16" = 1'-0"

0 4' 8' 16' 32'

EAST ELEVATION

SEPTEMBER 19, 2025

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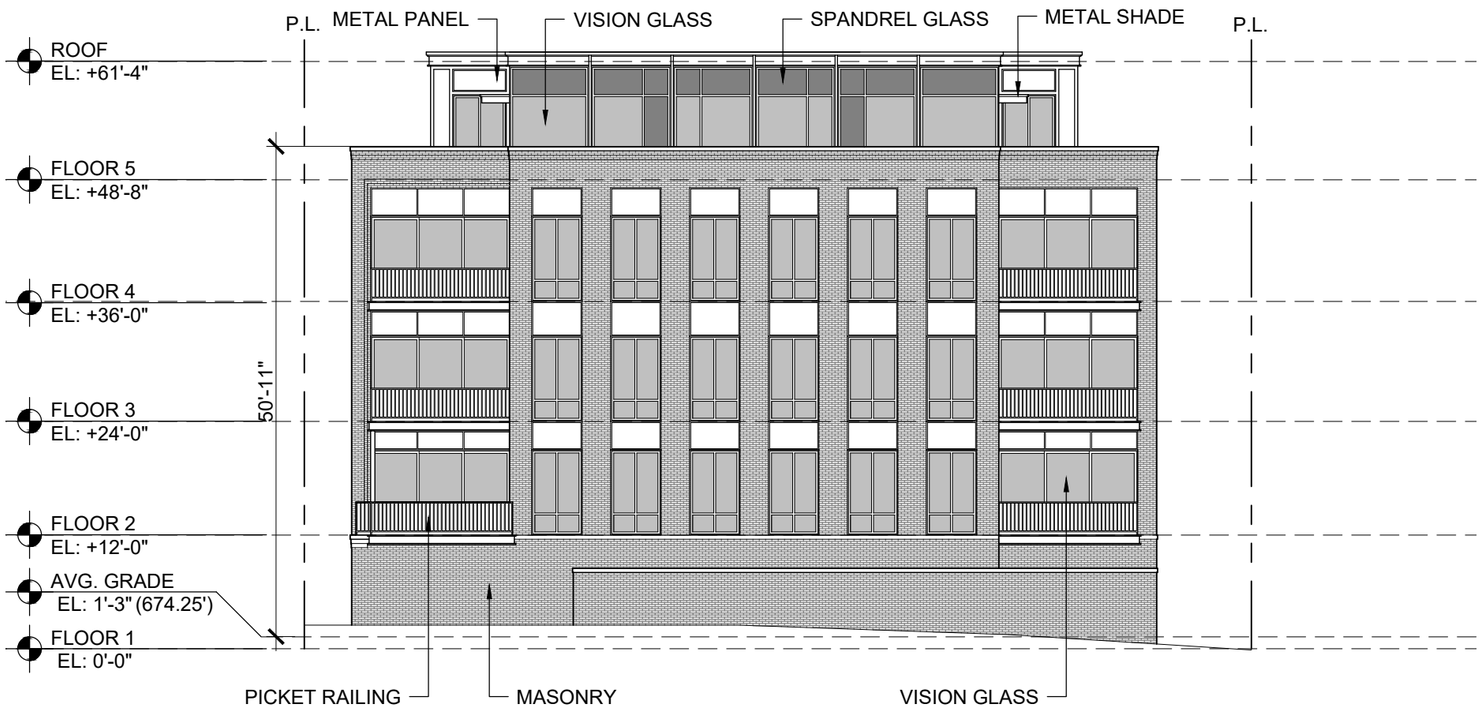

ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1/16" = 1'-0"

0 4' 8' 16' 32'

NORTH ELEVATION

SEPTEMBER 19, 2025

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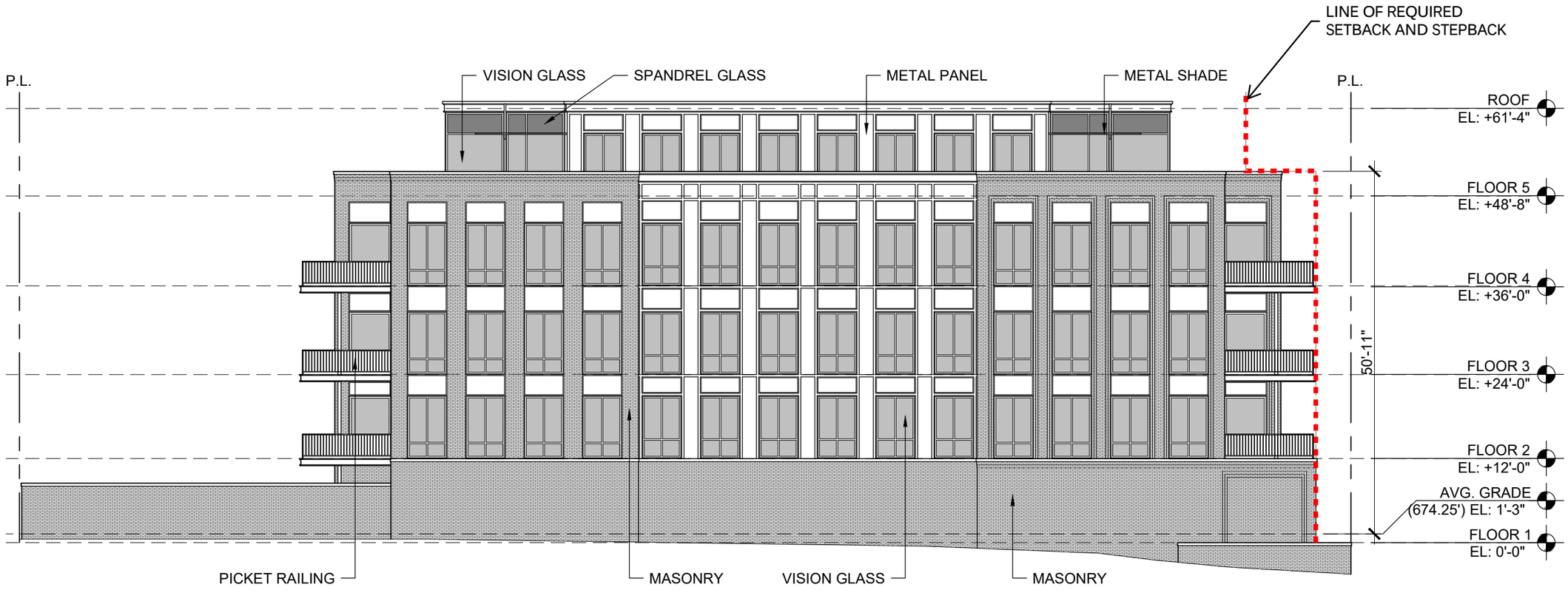

ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1/16" = 1'-0"

0 4' 8' 16' 32'

WEST ELEVATION

SEPTEMBER 19, 2025

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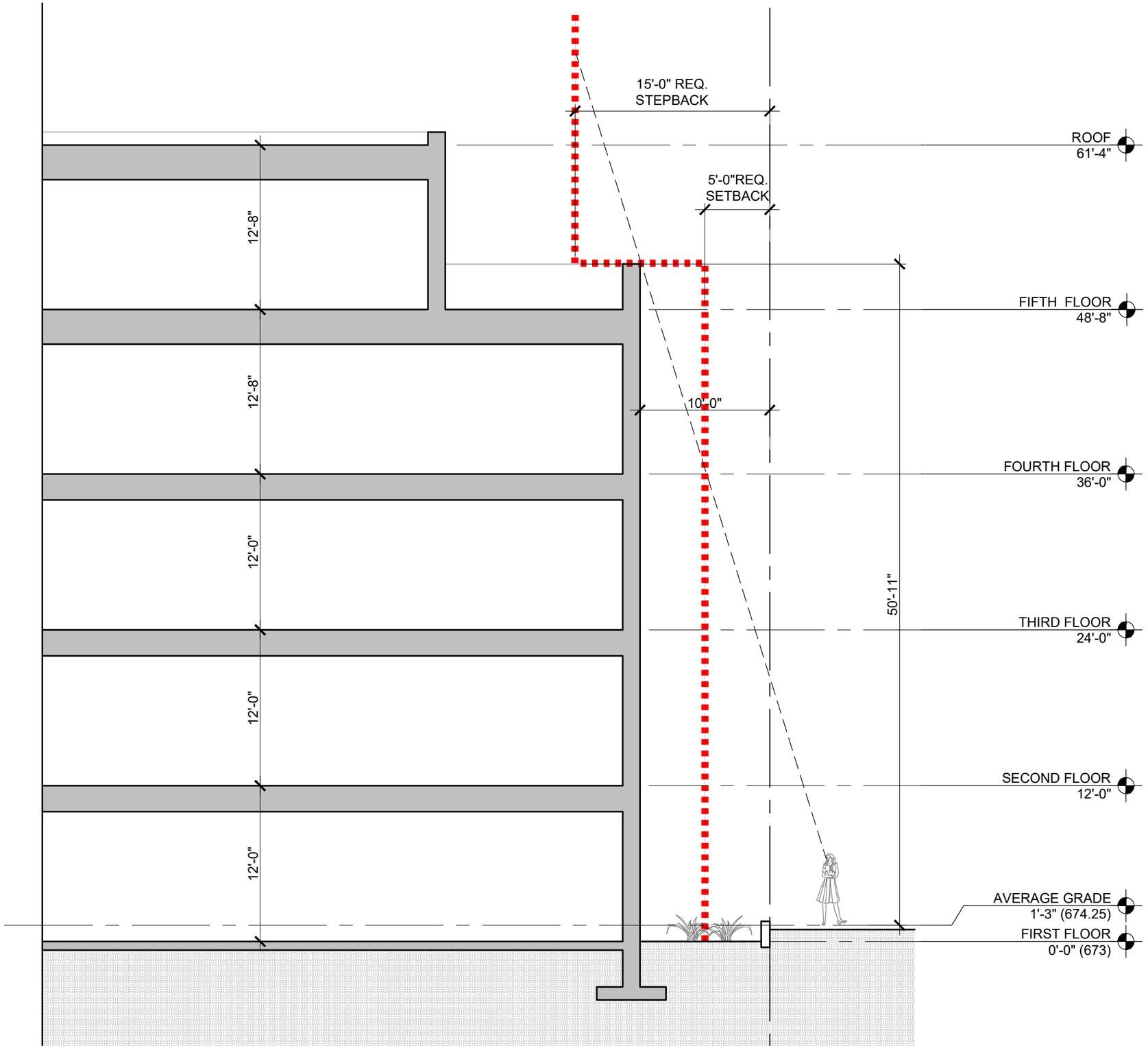

ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

1/8" = 1'-0"

0 2' 4' 8' 16'

BUILDING SECTION

SEPTEMBER 19, 2025

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Project Data	Zoning Requirement	793 Laurel Ave
Zoning District	R0	R0
Land Use	Residential	Residential
Lot Area	> 21,780 SF	19,000 SF
Density	1/871 SF of Lot Area = 21 Units	14
Number of Affordable Units	20%	1 (+1.4 cash in lieu)
Height	Non-PD =51'-0" (4-Stories) PD allows 5th story with 15' minimum stepback per 150.520 (K)	Height from average grade (674.25'): 50'-11" @ Parapet at 5th Floor 60'-1" @ Roof
Total Building Area	N/A	54,538 SF (11,288 SF footprint floor 1)
Lot Coverage	33.3%	59.41%
Open Space	20.0%	34.26%
Front Yard Build-to-zone Along Laurel Ave [150.2310 - Neighborhood]	Min. 5'-0" - Max 25'-0"	5' at garage, 10' at residential levels
Side Yard setback (east - along alley)	10'	5'
Side Yard Setback (west - interior lot line)	10'	10'
Rear Yard Setback (alley)	25'-0" or 20% of lot, whichever is less	10' (from garage to center of alley) 55' (from residential floors to center of alley)
Parking Spaces	28 spaces + 2 Guest	29 + 4 Guest
Build to Zone	Setback (5'-0" - 25'-0") Min 65% in Build to Zone	85%
Transparency [150.2310 - Neighborhood]	Min 20% at Ground Floor Min 20% at Upper Floors	Ground Story = 27% Upper Story = 46%

SGV ARCHITECTURE & DESIGN

STRUCTA

793 LAUREL AVENUE

HIGHLAND PARK, ILLINOIS

DATA PAGE

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SGV ARCHITECTURE & DESIGN

1696 MCGOVERN AVENUE

PRE-APPLICATION SUBMISSION

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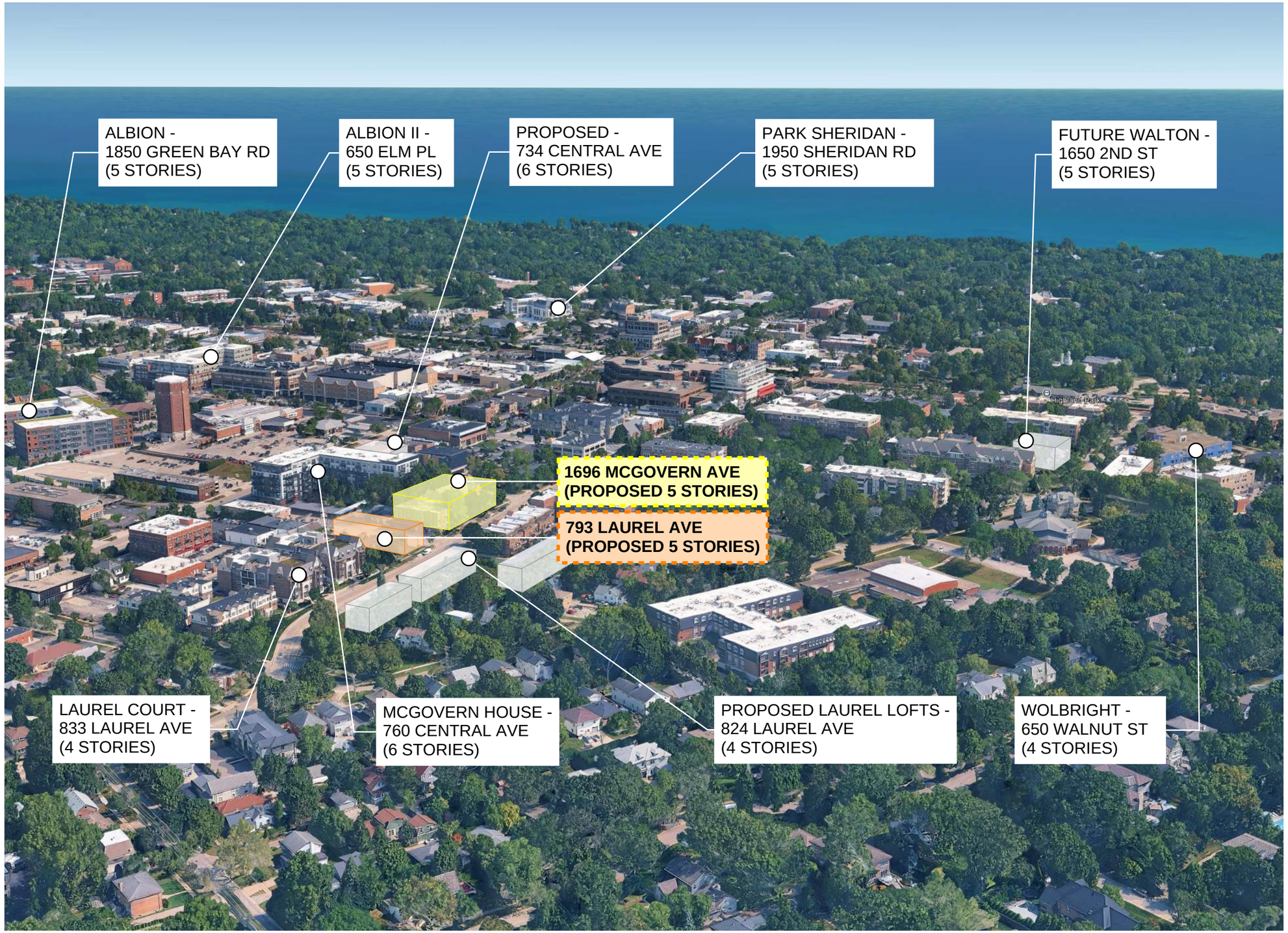
STRUCTA



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1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

DEVELOPMENT CONTEXT

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ALBION HIGHLAND PARK

(COMPLETE)

THE WOLBRIGHT

(IN PROGRESS)

PARK SHERIDAN

(IN PROGRESS)

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1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

RECENT LOCAL PROJECTS

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1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1" = 80'

0 20' 40' 80' 160'

N

EXISTING SITE CONTEXT

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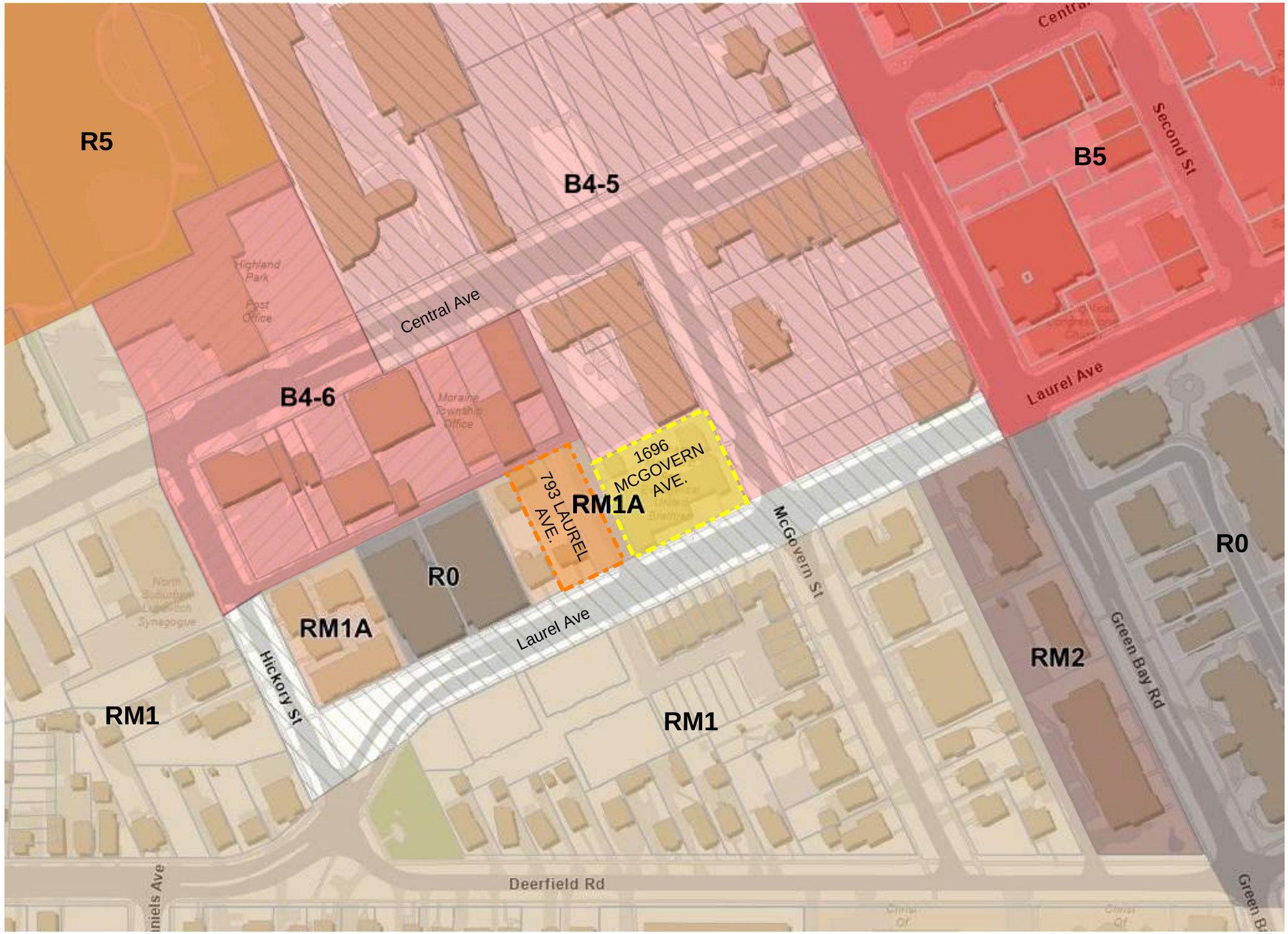

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1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

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ZONING MAP

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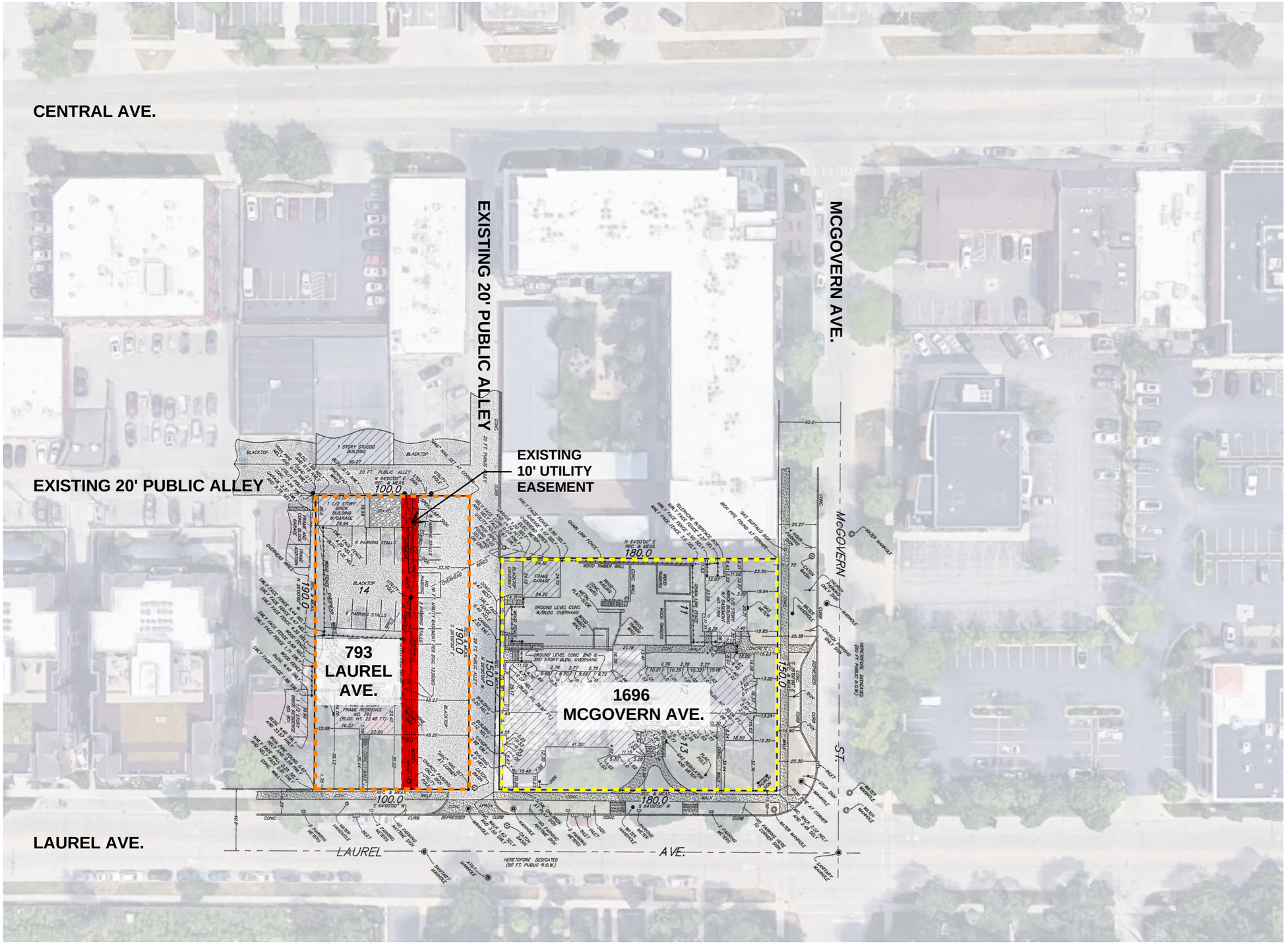

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STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

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EXISTING PROPERTY BOUNDARIES

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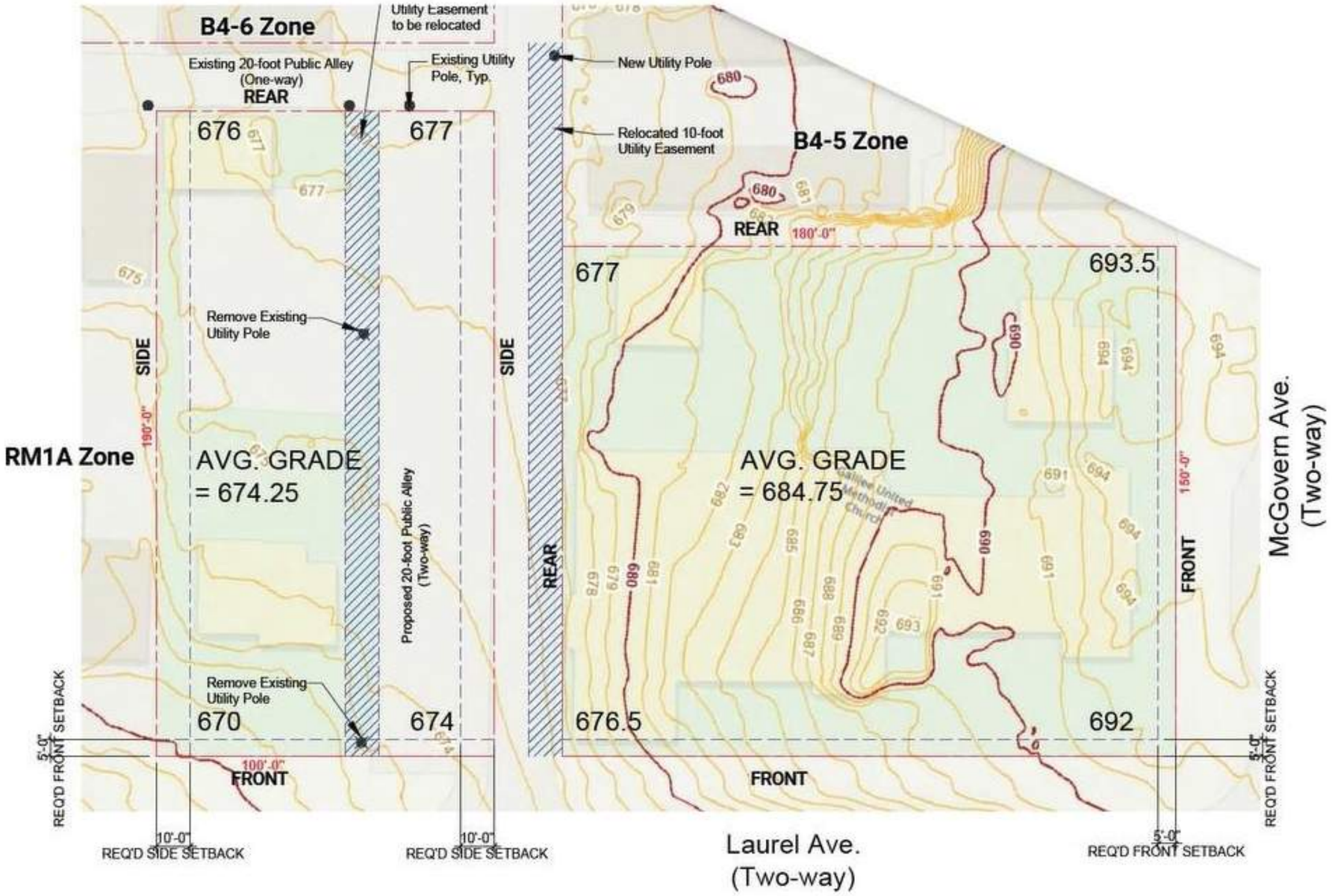

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

N

EXISTING TOPOGRAPHY

SEPTEMBER 19, 2025

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VIEW FROM MCGOVERN AVE. FACING WEST

VIEW FROM MCGOVERN AVE. FACING SOUTH

VIEW FROM LAUREL AVE. FACING NORTH

VIEW IN ALLEY FACING EAST

SGV ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

SITE PHOTOS

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SGV ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

N

COMBINED SITE PLAN

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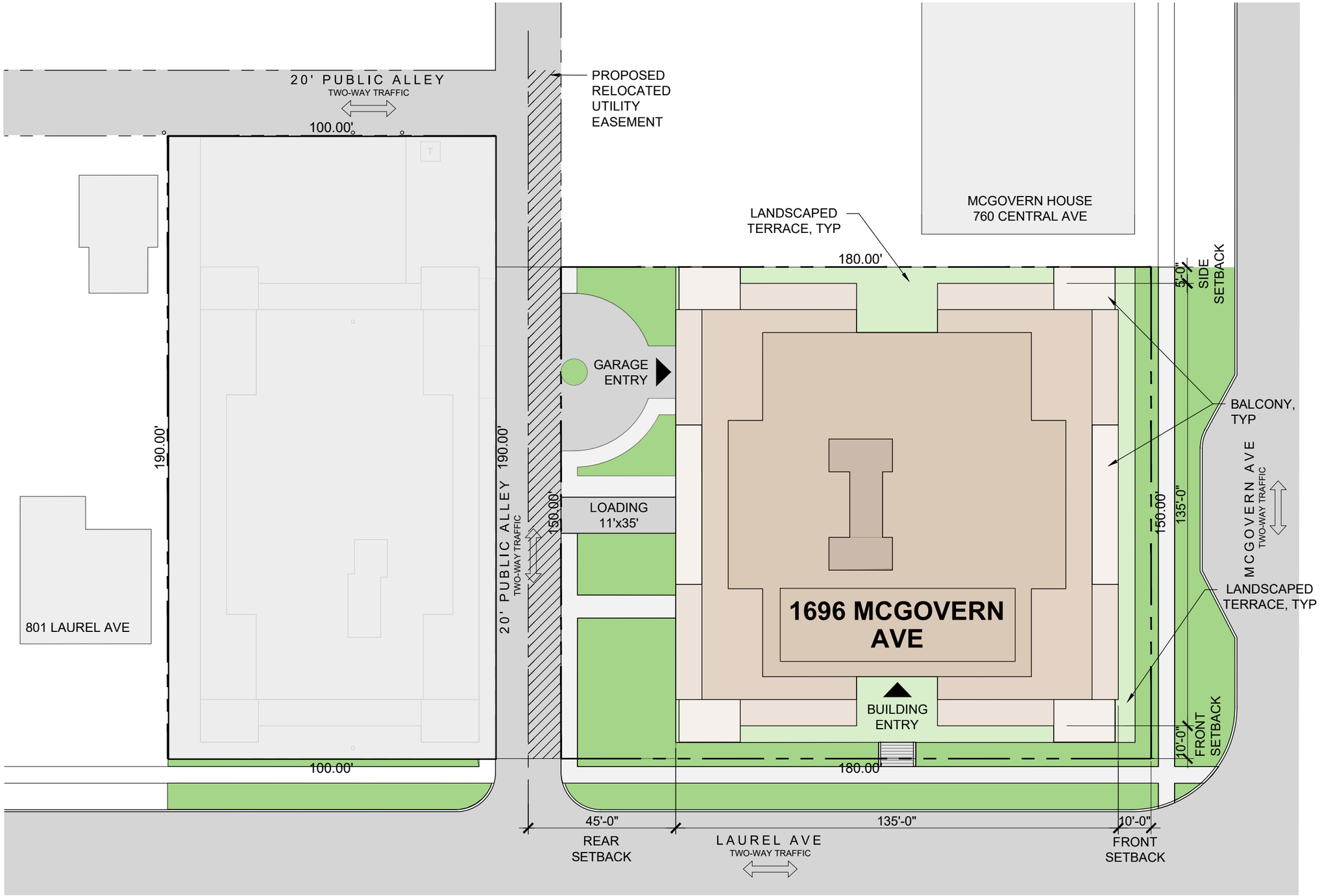

SGW ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

SITE PLAN

SEPTEMBER 19, 2025

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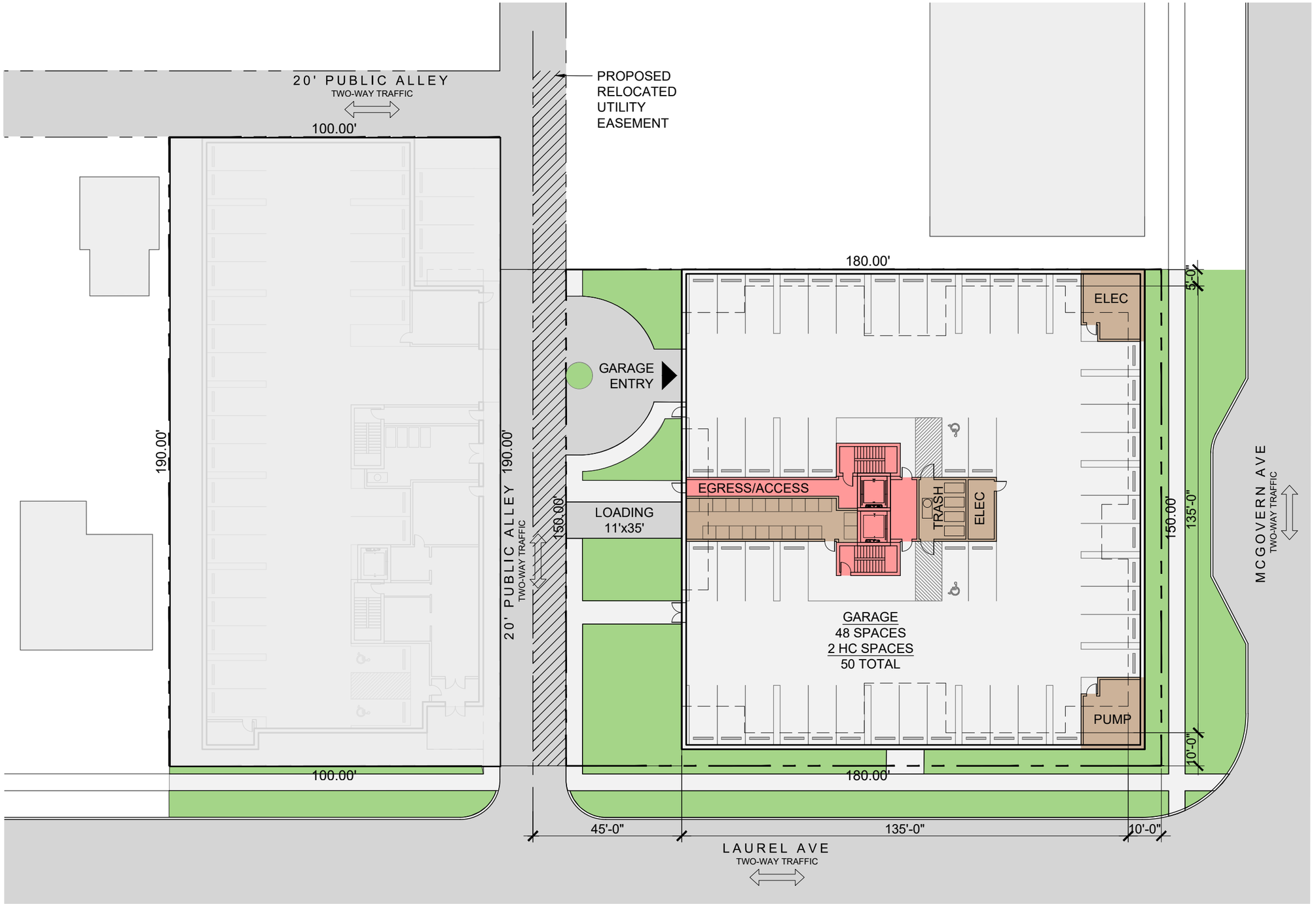

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

BASEMENT
FLOOR PLAN

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SGV ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

FIRST FLOOR PLAN

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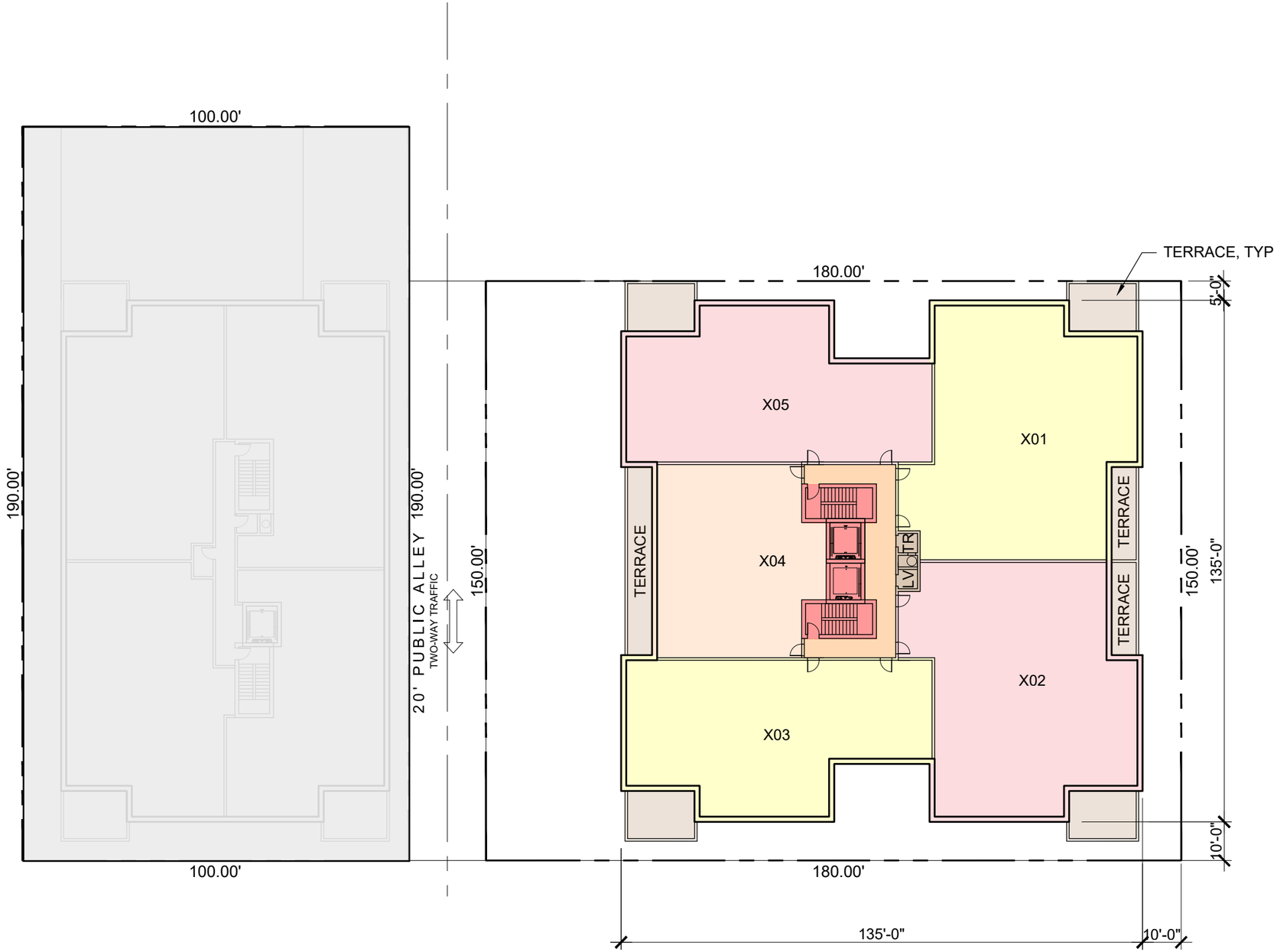

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

SECOND & THIRD FLOOR PLAN

SEPTEMBER 19, 2025

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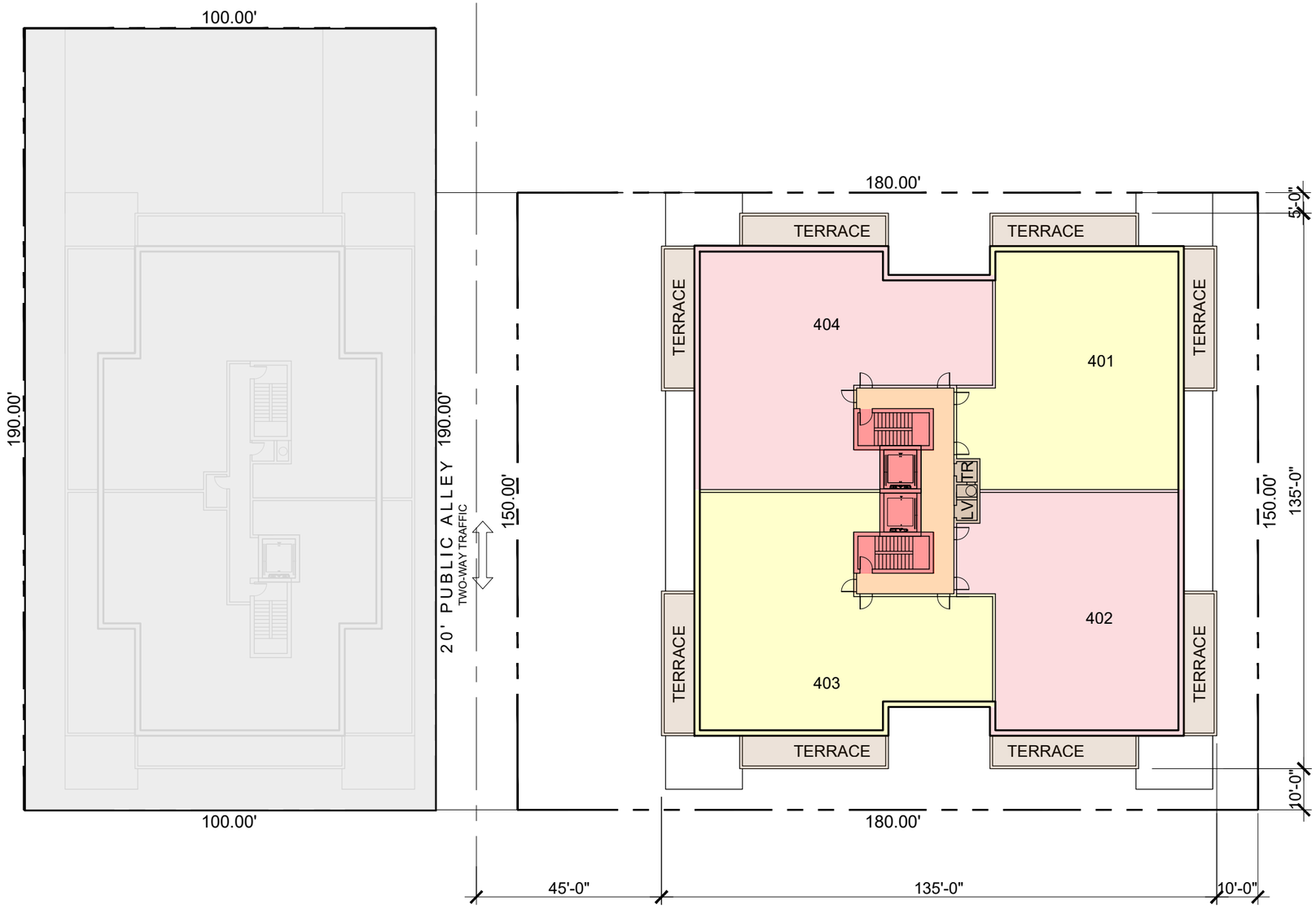

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

FOURTH FLOOR PLAN

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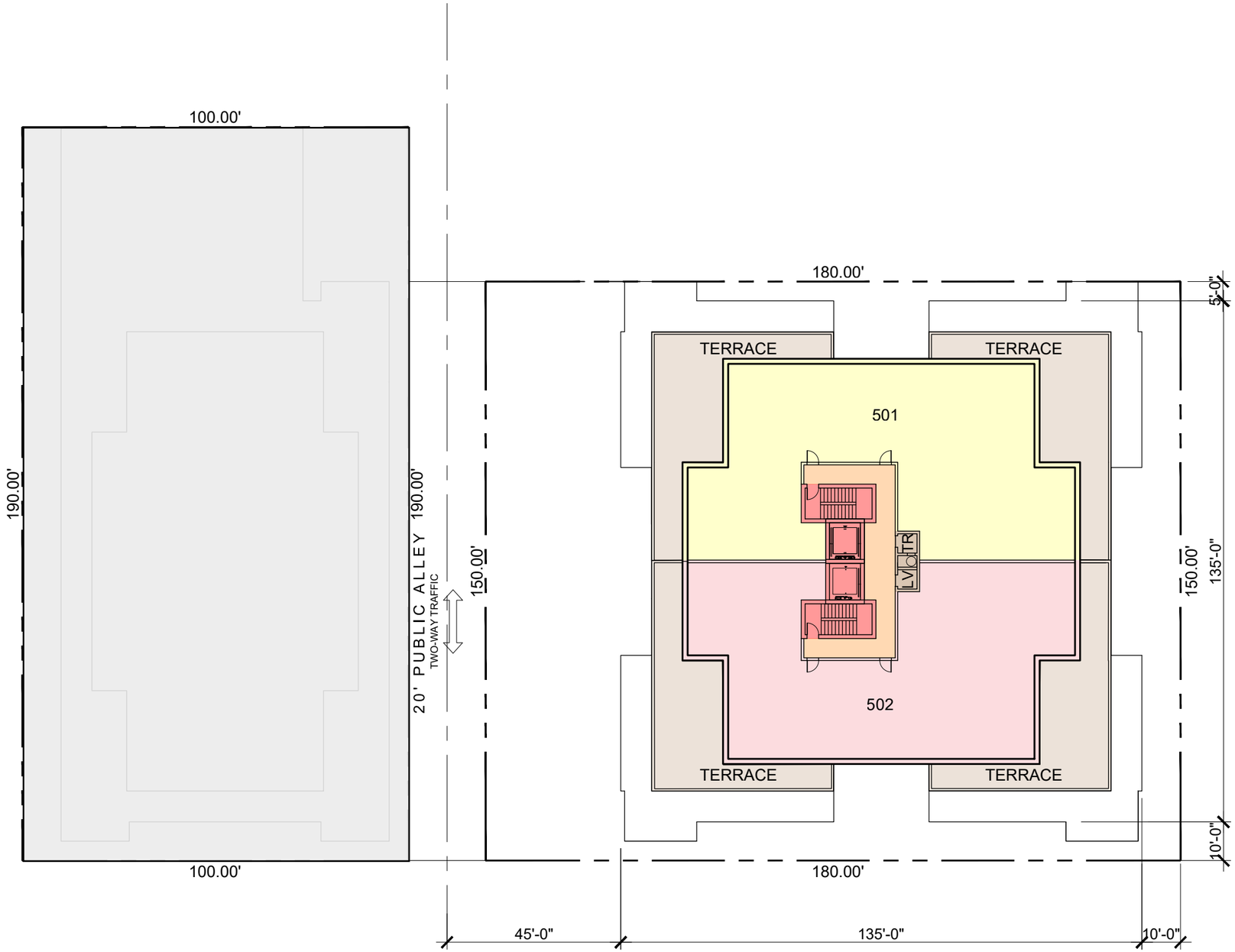

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1" = 30'

0 10' 20' 30' 60'

N

FIFTH FLOOR PLAN

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ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

DESIGN INSPIRATION IMAGES

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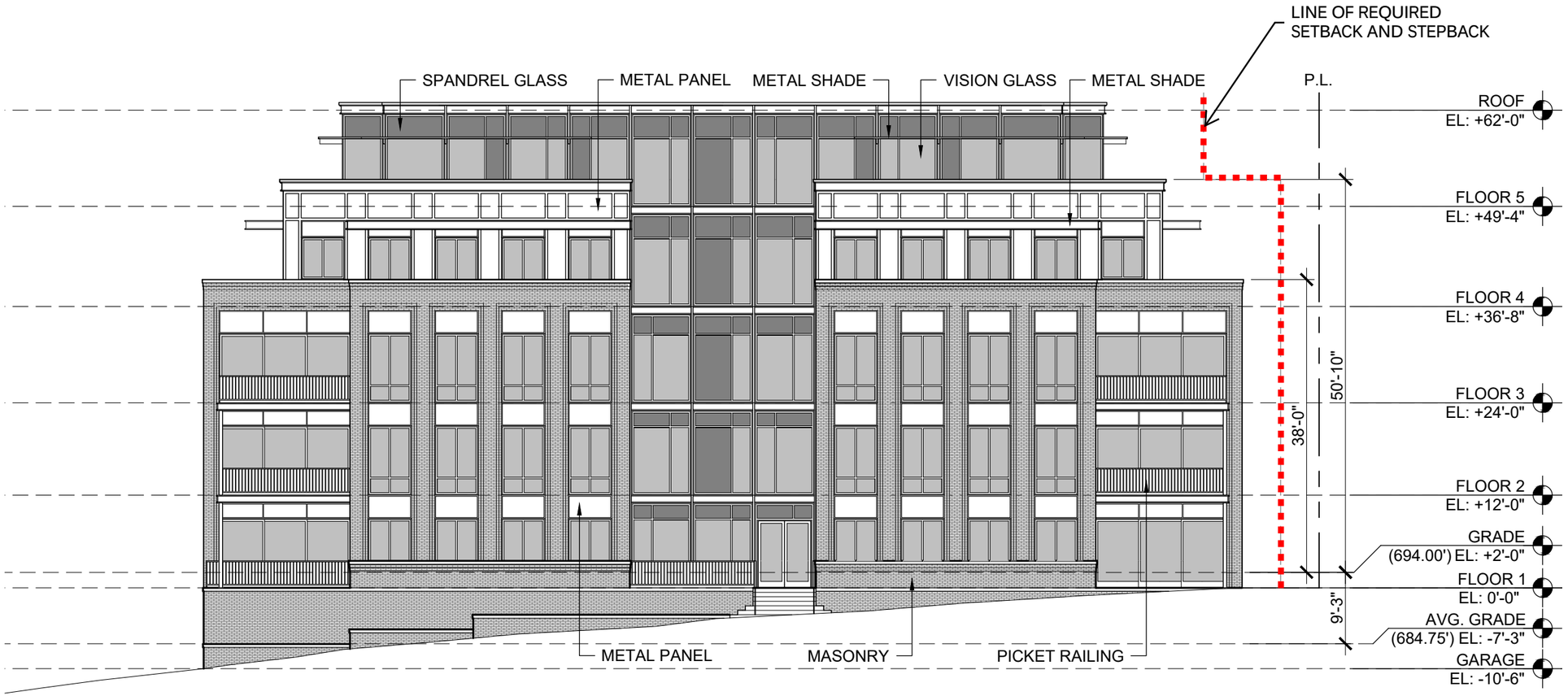

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1/16" = 1'-0"

0 4' 8' 16' 32'

SOUTH ELEVATION

SEPTEMBER 19, 2025

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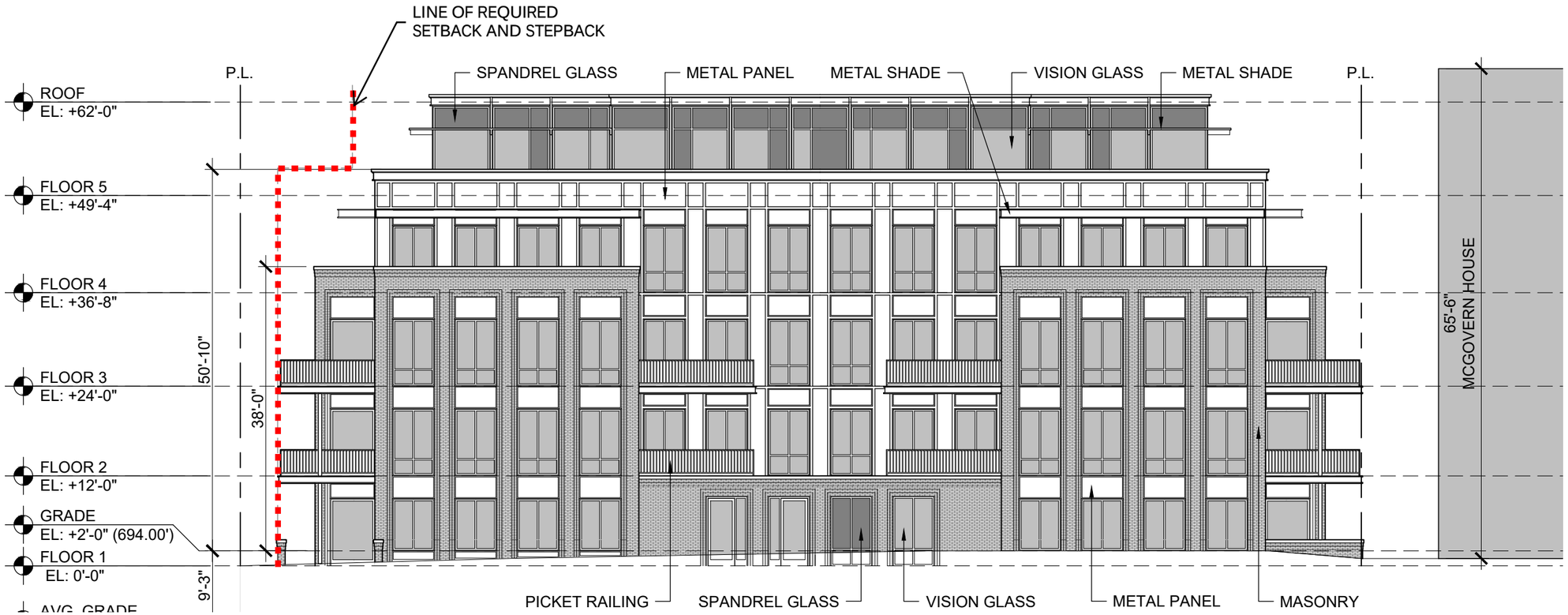

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1/16" = 1'-0"

0 4' 8' 16' 32'

EAST ELEVATION

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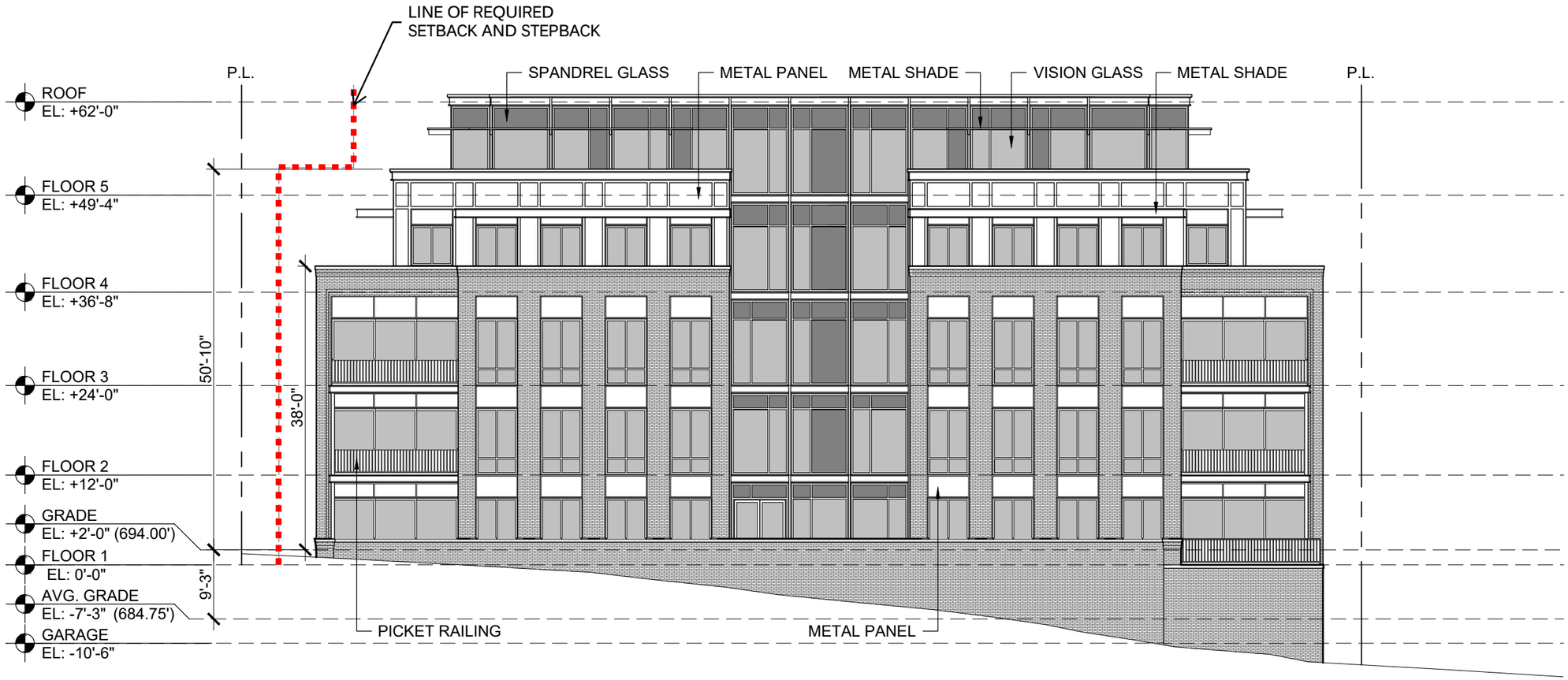

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1/16" = 1'-0"

0 4' 8' 16' 32'

NORTH ELEVATION

SEPTEMBER 19, 2025

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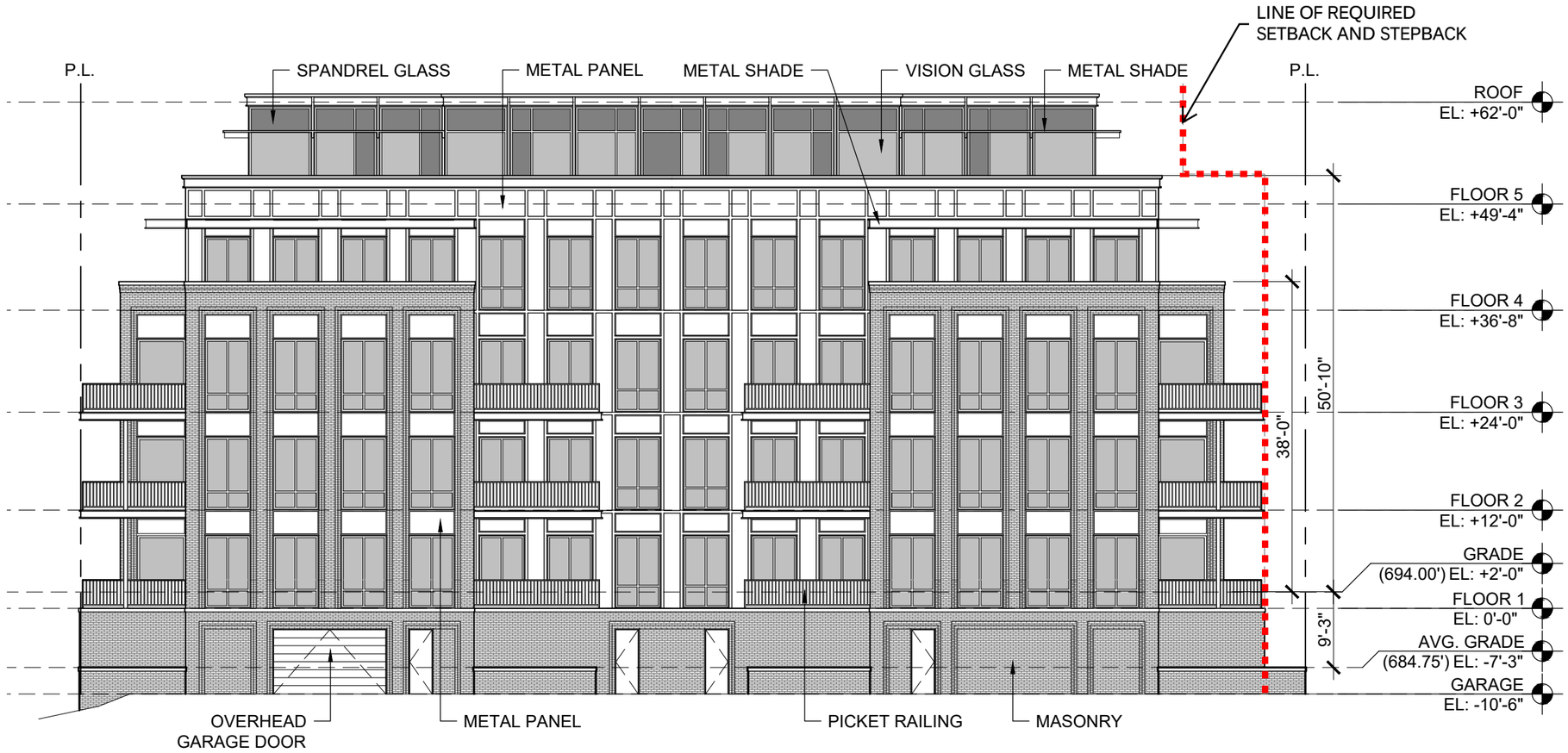

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1/16" = 1'-0"

0 4' 8' 16' 32'

WEST ELEVATION

SEPTEMBER 19, 2025

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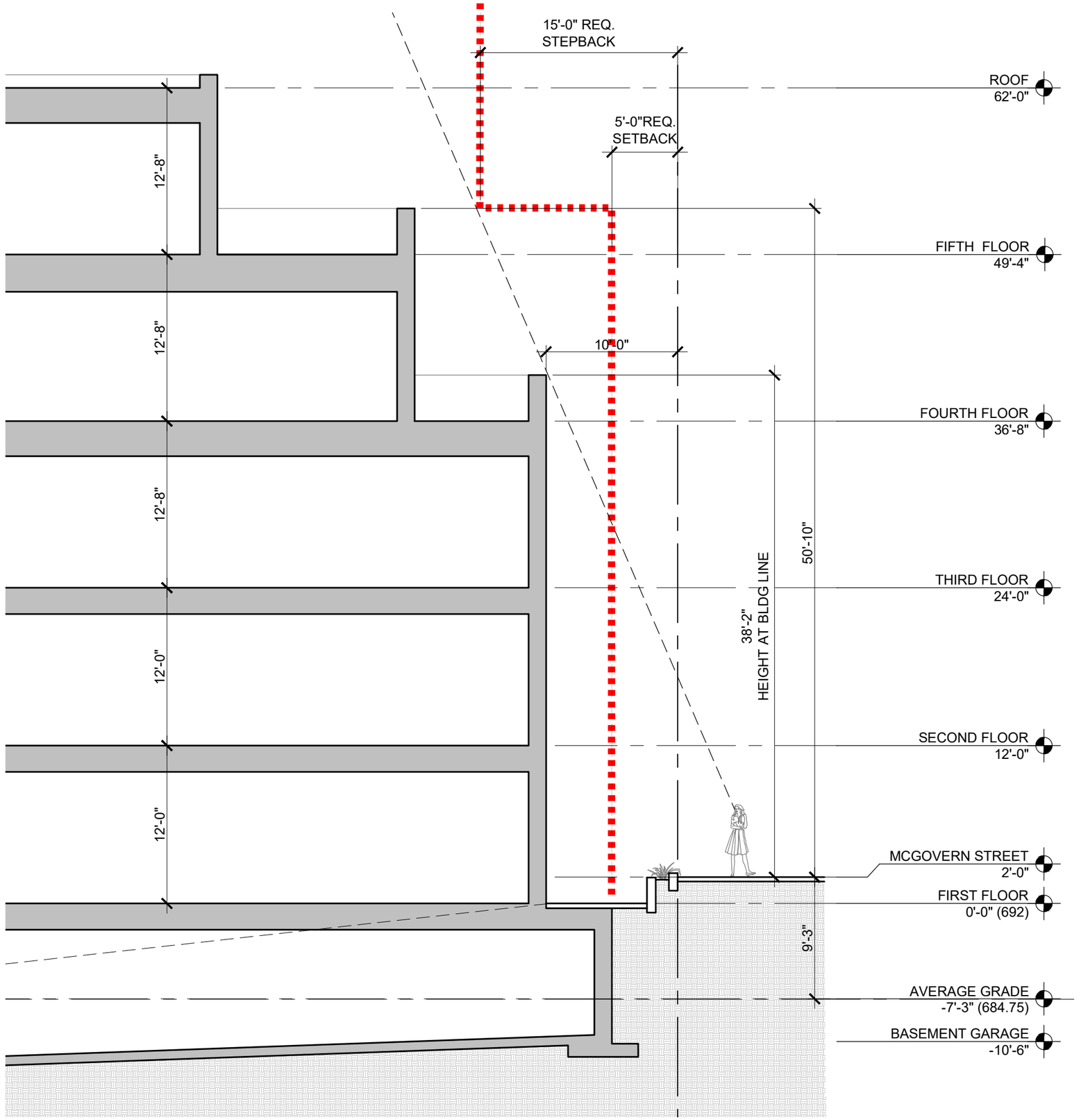

ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

1/8" = 1'-0"

0 2' 4' 8' 16'

BUILDING SECTION

SEPTEMBER 19, 2025

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Project Data	Zoning Requirement	1696 McGovern Ave
Zoning District	R0	R0
Land Use	Residential	Residential
Lot Area	> 21,780 SF	27,000 SF
Density	1/871 SF of Lot Area = 31 Units	21
Number of Affordable Units	20%	2 (+1.2 cash in lieu)
Height	Non-PD =51'-0" (4-Stories) PD allows 5th story with 15' minimum stepback per 150.520 (K)	Height along McGovern: 38'-2" @ Parapet at 4th Floor 50'-10" @ Parapet at 5th Floor 60'-0" @ Roof Height from average grade (684.75'): 47'-5" @ Parapet at 4th Floor 60'-1" @ Parapet at 5th Floor 69'-3" @ Roof
Total Building Area	N/A	92,073 SF (16,065 SF footprint floor 1)
Lot Coverage	33.3%	59.50%
Open Space	20.0%	32.24%
Front Yard Build-to-zone [150.2310 - Neighborhood]	Min. 5'-0" - Max 25'-0"	Along Mcgovern 10' Along Laurel 10'
Side Yard Setback (north - interior lot line)	10'-0"	5' to building, 0' to sub grade garage
Rear Yard Setback (alley)	25'-0" or 20% of lot, whichever is less	35'-0" + Half of Alley = 45'-0"
Parking Spaces	42 + 2 Guest	44 + 6 Guest
Transparency [150.2310 - Neighborhood]	Min Ground Story = 20% Min Upper Story = 20%	Ground Story = 52% at Laurel, 32% at McGovern Upper Story = 41% at Laurel, 43% at McGovern
Build to Zone (along McGovern)	Setback (5'-0" - 25'-0") Min 65% in Build to Zone	79%
Build to Zone (along Laurel)	Setback (5'-0" - 25'-0") Min 65% in Build to Zone	75%
Transparency [150.2310 - Neighborhood] (along McGovern)	Min 20% at Ground Floor Min 20% at Upper Floors	Ground Story = 32% Upper Story = 43%
Transparency [150.2310 - Neighborhood] (along Laurel)	Min 20% at Ground Floor Min 20% at Upper Floors	Ground Story = 52% Upper Story = 41%

SGV ARCHITECTURE & DESIGN

STRUCTA

1696 MCGOVERN AVENUE

HIGHLAND PARK, ILLINOIS

DATA PAGE

SEPTEMBER 19, 2025

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City of Highland Park

Memorandum

Date: October 13, 2025

To: Karl Burhop, Senior Planner

From: Maddy Markle, Planner I

Subject: Inclusionary Housing Pre-Application - Preliminary Commentary – 1696 McGovern Street and 793 Laurel Avenue

---

Summary

Structa LLC "***the applicant***" proposes to build two multifamily residential buildings on separate lots. Each lot will have a separate PUD application and require its own Inclusionary Housing Plan. The applicant has stated they intend to comply with the City's Inclusionary Housing Requirements.

The applicant only intends to provide 2 of the 3.6 required inclusionary units on-site at 1696 McGovern Street, and 1 of the 2.4 required inclusionary units on-site at 293 Laurel Avenue. The applicant proposes a total $556,200 payment-in-lieu for the on-site inclusionary units not provided.

1696 McGovern Street

The applicant has proposed a 21 unit multifamily building with 2 inclusionary units and a $296,640 payment-in-lieu for the 1.6 required units not provided on-site. The $185,400 payment-in-lieu for the one required inclusionary unit not provided on-site will require City Council approval (see Sec.150.2120). The remaining $111,240 payment-in-lieu for the 0.6 fractional unit not provided on-site can be approved by-right.

The two inclusionary units are located next to each other on the first floor. Staff recommends relocating one of the inclusionary units to another floor in a different location. Otherwise, the current unit locations will require the Housing Commission to approve a departure from Code (see Sec.150.2150).

793 Laurel Avenue

The applicant has proposed a 14 unit multifamily building with 1 inclusionary unit and a $259,560 payment-in-lieu for the 1.4 units not provided on-site. The $185,400 payment-in-lieu for the one required inclusionary unit not provided on-site will require City Council approval (see Sec.150.2120). The remaining $74,160 payment-in-lieu for the 0.4 fractional unit not provided on-site can be approved by-right.

Unit location dispersion requirements will not apply to 793 Laurel Avenue because this application will be reviewed separately from 1696 McGovern Street and only provides one inclusionary unit. If the applicant decides to provide more than one inclusionary unit at 793 Laurel Avenue, unit dispersion requirements will apply.

Further Information Is Required

Preliminary Housing Plans will require the following information:

(i) A general description of the development, including whether the development will contain rental units or individually owned units, or both;
(ii) The total number of market rate units and affordable units in the development;
(iii) The total number of attached and detached residential units;
(iv) The number of bedrooms in each market rate unit and each affordable unit;
(v) The area of each market rate unit and each affordable unit;
(vi) The location within any multiple-family residential structure and any single-family residential development of each market rate unit and each affordable unit.
(vii) Floor plans for each affordable unit;
(viii) The amenities that will be provided to and within each market rate unit and affordable unit; and
(ix) The pricing for each market rate unit and each affordable housing unit.

Final Inclusionary Housing Plans will require:

(i) All of the information required for the preliminary Inclusionary Housing Plan pursuant to Section 150.2135(B)(1)(a) of Code;
(ii) The phasing and construction schedule for each market rate unit and each affordable unit;
(iii) Documentation and plans regarding the exterior and interior appearances, materials, and finishes of the development and each of its individual units;
(iv) A description of the marketing plan that the applicant proposes to utilize and implement to promote the sale or rental of the affordable units within the development;
(iv) A description of the specific efforts that the applicant will undertake to provide affordable housing units to households pursuant to the priorities set forth in Section 150.2155 of Code.

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

DATE: October 14, 2025

TO: Karl Burhop, Senior Planner

FROM: Emmanuel Gomez, PE, City Engineer

BY: Sam Hertel, PE, Civil Engineer

SUBJECT: Laurel Hill (1696 McGovern & 793 Laurel) – Pre-Application

General Comments

1. Applicant is responsible for obtaining all necessary permits needed for their project. These may include, but are not necessarily limited to:

    i. Army Corps Permit
    ii. Illinois Department of Natural Resources (INDR) Permit
    iii. Lake County Storm Water Management (SMC) Permit
    iv. North Shore Water Reclamation District (NSWRD) Permit
    v. Illinois Environmental Protection Agency (IEPA) Permit
    vi. Illinois Department of Transportation (IDOT) Permit

    Applicant must notify the City of permits it found are necessary for the development. At the City's discretion, the City may withhold issuing a City permit until proof is provided that a permit from an outside agency has been secured.

Plan Comments

1. Proposed work would require applicant to obtain a Drainage & Grading permit, including plans that show existing and proposed site conditions (including utilities), and existing and proposed impervious area totals.
    a. Anticipated increase in impervious area total will require site runoff to be captured and conveyed to the City's storm system, and possibly detained on site (if more than 16,000 sqft added)

2. Proposed work appears to exceed threshold of 5000 sqft of hydrological disturbance, which would require applicant to obtain a Watershed Development Permit

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3. Public alley through development should be reconstructed to match alley segment to the north (McGovern House)
    a. Full-depth HMA pavement with curb and gutter for drainage (depressed and raised where applicable)

4. Applicant should include replacement of all adjacent sidewalk in their final design
    a. This should not be considered a 'Public Benefit'; this is in anticipation of damage occurring during construction

5. Applicant will need to evaluate their water demand and the available capacity in the two adjacent water mains
    a. GIS shows a 6" water main in Laurel Ave and an 8" water main in McGovern St

Staff Report

Meeting Date: October 21, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: 2026 PDC Work Plan

Consideration:
This is an information item. No action is requested.

Attachments:
1. FY2026 PDC Workplan

City of Highland Park

COMMISSION: PLAN & DESIGN COMMISSION

FY-2026 COMMISSION WORKPLAN

Jurisdiction and Purpose:

Formed as a merger of the Plan Commission and Design Review Commission in 2015, the Plan and Design Commission's authority is established by Chapter 33.406 of the City Code. The Commission is authorized to: prepare and recommend to the City Council an official comprehensive plan for the present and future development or redevelopment, and prepare and recommend changes to the official plan and map; call upon any officials of the City of Highland Park for aid and advice upon any matter within the Commission purview as set forth by Council; and, to give aid to the officials of the City of Highland Park charged with the direction of projects for improvements embraced in the official plan and generally to promote the realization of the official plan in addition to other powers granted from time to time as may be conferred by the City Council. The Commission also reviews exterior design features pertaining to non-single family developments and structures, site landscaping and screening, lighting design, and fences, pursuant to Chapter 176 - Design Review. The Commission also considers certain sign applications.

FY-2025 Commission Members:	Council Liaison and Staff:
• Karen Moore, Chair • Steven J. Kerch, Vice Chair • Daniel Mantis • Kenneth A. Henry • Josh Nanus • David Fettner • Kristin Ihnchak	• Yumi Ross, Council Liaison • Joel Fontane, Secretary • Karl J. Burhop, Staff Liaison • Autumn Fallas, Student Rep.
The Plan & Design Commission meets on the first and third Tuesdays at 7:00 P.M.	

FY-2026 Workplan Objectives	Quarter
Consider development applications and render decisions or make recommendations to the City Council as needed.	Ongoing
Consider land use regulatory changes as recommended by staff or as directed by Council.	Ongoing
Consider and recommend proactive zoning recommendations related to planning initiatives as appropriate.	Ongoing
In collaboration with staff help guide and advise implementation of and update to the Master Plan to include past legislative actions, ensure internal consistency among planning documents, and reflect current policy values.	TBD
Other projects as directed by City Council	TBD

Operating Expense Requests	Amount

Minute Taker	$6,335
Advertising	$2,570
Supplies – Commissioner Recognition	$75

FY-2026 TOTAL REQUEST:	$8,980
FY-2025 Budget:	$8,825
FY-2025 Estimated Expenditures:	$8,825

Staff Report

Meeting Date: October 21, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: Information Item: Administrative Design Review Update

Consideration:
Information Item: Administrative Design Review Update

Attachments:
None

Staff Report

Meeting Date: October 21, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: Next Meeting - November 4, 2025, a Regular Meeting at City Hall

Consideration:

Attachments:
None