



**AGENDA
VILLAGE OF GLENCOE
PLAN COMMISSION
REGULAR MEETING**

**675 Village Court
September 28, 2022
7:00pm**

1. CALL TO ORDER AND ROLL CALL

*Bruce Huvad, Chairman, Public-at-Large Representative
Gail Lissner, Vice Chair, Village Board Representative
Marc Gale, School District 35 Representative
Georgia Mihalopoulos, Public-at-Large Representative
Scott Novack, Zoning Board of Appeals Representative
Michael Pope, Glencoe Public Library Representative
Carol Spain, Glencoe Park District Representative
James Thompson, Public-at-Large Representative
Greg Turner, Public-at-Large Representative
Peter Van Vechten, Historic Preservation Commission Representative*

2. CONSIDERATION OF THE JULY 27, 2022 PLAN COMMISSION MEETING MINUTES

3. PUBLIC COMMENT

Individuals interested in addressing the Plan Commission on non-agenda items may do so during this time.

4. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW FOR NEW SIGNAGE AT THE MINI CAR DEALERSHIP AT 2100 FRONTAGE ROAD

5. UPDATE AND DISCUSSION OF NEXT STEPS FOR THE COMPREHENSIVE PLAN

6. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS

7. ADJOURN

The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend the meeting who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.



**MINUTES
VILLAGE OF GLENCOE
PLAN COMMISSION**

Regular Meeting
Wednesday, June 27, 2022 – 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

The June 27, 2022 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order at 7:00 p.m. Chairman Huvad.

The following Commissioners were in attendance:

- Bruce Huvad, Chairman, Public-at-Large Representative
- Gail Lissner, Vice Chair, Village Board Representative
- Carol Spain, Park District Representative
- Marc Gale, School District 35 Representative
- Michael Pope, Glencoe Public Library Representative
- Scott Novack, Zoning Board of Appeals Representative
- Peter Van Vechten, Historic Preservation Commission Representative
- James Thompson, Public-at-Large Representative
- Greg Turner, Public-at-Large Representative

The following Commissioners were absent:

- Georgia Mihalopoulos, Public-at-Large Representative

The following Village staff were also in attendance:

- Taylor Baxter, Development Services Manager
- Lee Brown, Village Planner
- David Mau, Public Works Director

Also in attendance were:

- Trustee Dudley Onderdonk
- Francesca Lawrence, Teska Associates

2. CONSIDER THE JUNE 27, 2022 PLAN COMMISSION MEETING MINUTES

Commissioner Van Vechten made a motion to approve the April 27, 2022 Plan Commission Meeting Minutes, as submitted. Commissioner Novack seconded the motion.

RESULT:	ACCEPTED
AYES:	Gale, Huvad, Lissner, Spain, Thompson, Turner Novack, Pope, Van Vechten (9)
NAYS:	None (0)
ABSTAIN:	None (0)

ABSENT:	Mihalopoulos (1)
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3. PUBLIC COMMENT - None

4. CONSIDERATION OF A PROPOSED FINAL PLAT OF SUBDIVISION AND ASSOCIATED VARIATIONS AT 538 GREEN BAY ROAD

Mr. Baxter provided background information on the proposal. He stated that there are no significant changes since the approval of the preliminary plat. He mentioned a request to reduce the required front setback that was received from a neighbor prior to the meeting and that staff is not opposed to this change. Chairman Huvad stated that as long as the final plat conforms substantially with the preliminary plat, the final plat should be approved. Mr. Baxter agreed and said that the review should also include any additional conditions that were included in the preliminary plat approval. Chairman Huvad said that the Plan Commission’s role would be to approve the final plat, with direction regarding the proposed front setback. He added that the Village Board could establish the front setback, regardless of whether the Plan Commission made a recommendation on it.

Commissioner Turner asked if the Park District had any comments regarding the proposed front setback. Commission Spain responded that while there are not any plans for the parcel in front of 538 Green Bay Road, there could be plans for that in the future, and that a reduced setback may not be in the Park District’s interest.

Commissioner Novack said that he would like to discuss the appropriate setback and what the benefits of being closer to the street would be. He said the while he does not have a strong opinion, he leans toward it being appropriate to reduce the setback.

Chairman Huvad asked about any future plans for the sidewalk in front of the property, specifically about any long-range plans to improve the conditions along this sidewalk. Mr. Baxter responded that he did not know of any such plans and added that there is not much room within the public right-of-way without going into park property. Mr. Brown added that the width of the sidewalk and the distance form the roadway are two separate issues, and that the sidewalk was not designed to include cyclists. He said that the distance form the curb also plays into pedestrian comfort and that this should be considered during the Comprehensive Planning process.

Commissioner Pope said that he appreciated the coordination between the property owner and neighbors in light of previous objections and that the proposed front setback seemed to be reasonable.

Commissioner Van Vechten said that he was struggling with the rationale for the setback reduction request. He said that he did not understand the request to bring the new homes into alignment with the house to the north, as this house would be significantly closer to the street. He also questioned the stated impact on homes along Hawthorn and Vernon, as the homes on Vernon have a large back yard and the homes on Hawthorn generally are not impacted except for one or two properties. He agreed that the larger proposed back yard would be a benefit, and that he could potentially support the reduction for this reason. He said he would like to hear more explanation and discussion.

Peter Cummins, the representative for the owners of 538 Green Bay Road said the he had committed to the owners of 550 Green Bay Road that the homes would be pulled forward as much as possible, as the

more the house is pushed back, the more it impacts the sightlines from their home. He said that this would be a benefit to the neighbors, but that he would need enough room to provide access to both lots within the front yard of the new lots. He added that the transaction for the transfer of the buffer property to the owners of 550 Green Bay would be completed before the recording of the subdivision plat.

Barney Gallagher, owner of 550 Green Bay Road, said that he made the request to reduce the front setback because during discussions about what could be done with the property, neighbors agreed that new houses would be best located as close as possible to the front of the property. He added that while his garage is very close to the street, the house itself would be more in alignment with these new homes if they could be pushed forward. He said that this would also allow a builder to have different setbacks between the two new homes.

Commissioner Van Vechten motioned to recommend approval of the plat with the condition that the property transfer to 550 Green Bay Road and that the front setback requirement be reduced to 22.8 feet. The motion was seconded and approved by a vote of 7-2.

RESULT:	ACCEPTED
AYES:	Gale, Huvad, Lissner, Mihalopoulos, Novack, Pope, Thompson, Turner, Van Vechten (7)
NAYS:	Spain, Turner (2)
ABSTAIN:	None (0)
ABSENT:	Mihalopoulos (1)

5. CONTINUED DISCUSSION OF COMPREHENSIVE PLAN

Commissioner Van Vechten provided background on the history of comprehensive planning in Glencoe. He said that the founders of Glencoe were very concerned with how the Village would develop, including the image of the community when people got off the train. He said that the building at the northwest corner of Park and Vernon was built in 1908 as a gateway and bookend of the retail district along Park Avenue. He said that the Plan Commission was founded in 1920, meaning that the consideration of planning in the Village went back at least 100 years. The first Comprehensive Plan was meant to substitute “order for chaos”, to conserve taxpayer money, “wise prevention, not wasteful cure”, and the promotion of community life. The plan considered transportation, land use, and public property.

The 1974 plan included a three-year process. The document included aspirational recommendations and defined goals. In 1985, a 15-month process was used to review and update the 1974 plan. This document included new goals and implementation strategies. The latest plan is from 1996 and includes existing conditions analysis, a vision of and for Glencoe, and a land use plan and associated recommendations. Commissioner Van Vechten said that in his opinion, this plan includes more aspirational than specific recommendations, making it difficult to measure progress. It also lacked implementation strategies.

Commissioner Van Vechten said that there were common themes in the plans. First, they mention the need for housing, including for senior citizens. Infrastructure needs are also mentioned throughout the plans, with more successful implementation, likely because these recommendations were more specific.

The built environment was also addressed by all plans. He said that some plans included unique recommendations that were not accomplished, such as one for a waste transfer station and the annexation of the Botanic Garden.

Commissioner Pope asked if there was a reason for why some recommendations were more successfully implemented than others. Commissioner Van Vechten said that cost may have been an issue. He said that in his opinion cost should not hold back good plans and that the Village should embrace recommendations from plans. He said that the reasons for not meeting housing recommendations are more difficult to establish.

Trustee Onderdonk addressed the Commission, expressing the Village Board's support of this process. He said that it is time to put Village resources into the plan. He thanked Commissioners for taking part in the process and provided encouragement.

Mr. Brown said that in the 1996 plan, there were recommendations that were part of a draft document that were eliminated from the final plan. He said that this was part of the Commission's responsibility, as the final plan represented the Community's vision at the time. He said that there were some conflicts about these recommendations at the time, particularly about housing, and that there would be more discussion about these issues during this process.

Mr. Brown provided information on how the topics of environmental protection and sustainability have changed since previous plans were adopted. He said that in 1974, the concern was about point-source pollution, while the conversation is now about a more holistic approach to sustainability, including economic health and equity.

Mr. Baxter provided information on how housing issues have evolved since the 1996 plan. He provided an overview of housing topics that will be discussed as part of this planning process and said that he expects some of these conversations to be controversial and that opinions are unlikely to be unanimous, but that they will be important topics to address.

Chairman Huvad asked Commissioners for their thoughts on the visioning questionnaire they completed before the meeting. Commissioner Novack said he thought the questionnaire put him in a good state of mind to begin this process and that he is looking forward to everyone's responses. Commissioner Van Vechten said that the survey made him think more deeply about Glencoe and that it made him appreciate the Village. Commissioner Thompson said that the worst thing we could do is produce a plan that only sits on a shelf, and that there should be a focus on implementation and action. Vice Chair Lissner said that she thought the questionnaire was too weighty for the general public, and staff responded that the public would be receiving a different survey. Commissioner Gale said that he agrees that this is a privilege to be part of this process and that the Commission should try to think out of the box and be aspirational while also thinking about implementation. Commissioner Turner said that he wants to think about practical implementation and avoid creating a document that isn't used. He said that it's important that we consider the best way to survey residents so that the results are valuable. Commissioner Pope said that he thought this was a valuable exercise and that it is important to think about how the community will view proposed changes. Commissioner Spain said that Glencoe is a transit-oriented, walkable community, and that one of the challenges will be to preserve what everyone loves about Glencoe while recognizing that there is also a need for change. Commissioner Van Vechten added that he sees change in the extensive turnover of Glencoe's housing stock.

In response to Commissioner Van Vechten, Mr. Brown said that in the 1970s, the discussion of housing focused on the perceived problem of monotony. In 1996, the discussion had shifted to teardowns.

Chairman Huvad provided some background on the planning that goes into Commission meetings. He said that this is a collaborative process and that Commissioners can always reach out to him or to staff to provide input.

Mr. Brown and Ms. Lawrence provided information on the plan for public outreach. He said that there is a list of entities that need to be contacted and pulled into the process. Chairman Huvad said that Commissioners could go to other Board or Commission meetings and report back to the Commission, as many other bodies have been working on similar issues for years and can provide valuable information. Mr. Brown said that it is also important for Glencoe to understand how neighboring communities' plans affect Glencoe, and vice versa. He said that there may be an opportunity to explore shared resources between communities. Commissioner Novack asked if nearby communities were also updating plans, and Mr. Brown said that some are and some are not.

Commissioner Spain said that she wasn't sure if the entities listed include all the people we want to talk to. She said that she wanted to get a diverse sample of input. Chairman Huvad said that there may be additional people to talk to, and Ms. Lawrence agreed that we want to "broaden" the list. Mr. Brown said that we want to "broaden the pool" through these conversations with boards and commissions. Commissioner Thompson asked if we are talking about people within the community, and Mr. Brown answered that this is correct, although we can also look for outside guidance.

Chairman Huvad asked how the information that comes out of community engagement comes back to the Commission. Mr. Brown said that they will look for commonalities and themes to compile and bring back for discussion.

Mr. Brown said that we will have a public launch at the September 29th farmers market. He mentioned other public outreach opportunities, including open houses, newsletters, and mailing lists.

Chairman Huvad asked Commissioners about their thoughts on the plan to have Commissioners go to meet with other boards and commissions. Commissioner Gale asked about sending postcards to everyone in the Village with a QR code or website. Mr. Brown said that they can generate the card, but they typically leave them in places like libraries or farmers markets, rather than sending them to everyone. The QR code can also be in newsletters. Vice Chair Lissner asked about the Friday email list, and Mr. Brown said that they will use this list. Some Commissioners said they were unaware of this list. Chairman Huvad said that he would like to see as many channels as possible used to get people to participate in the process. Commissioner Pope asked about reaching people in Winnetka or Highland Park and Mr. Brown said that this would be under consideration.

Commissioner Turner asked about how to measure community engagement. Mr. Brown responded that digital surveys allow for easy compilation of data about who is responding. Vice Chair Lissner asked what would be considered a good response to public surveys. Mr. Brown said that there was much more responsiveness to shorter, phone-based questionnaires, and that they would use whatever means they can to reach out to people. Commissioner Thompson asked about benchmarks or goals for responses. Mr. Brown said that we will see when responses start to tail off, and Ms. Lawrence added that people seem to love Glencoe and that people are busy and that you tend to see highest engagement when something is controversial, rather than where people are happier. Chairman Huvad said that the plan

will be useful if it reflects our community, and that the community needs to be part of the plan. He says that he doesn't know the answer to the question yet, and as we start to go through the process we may start to understand if they are reaching sufficient numbers of people.

Commissioner Novack said that he would like to know how many people are signed up for the email newsletter and that it could be helpful to try to increase that number. He said that it could be great to use an "e-post-it note" method of quick responses for getting feedback. He said that the Tudor Court planning process involved surveys and said it could be helpful to look back at that for lessons learned. He said that sign kiosks could also be used.

Commissioner Van Vechton suggested leveraging organizations to reach individuals. For example, Writers Theater could include presentations before performances, or the Park District could reach out to people who use their facilities. He suggested thinking about organizations that have many people involved, such as houses of worship. He also said that the survey the Commission did would need to be adapted for the public and that we need to think about what questions to ask.

Mr. Brown said that we want to ask issue-based questions of the public prior to Commission discussion. This would involve breaking these questions up into small pieces on specific topics. For example, there may be questions going out regarding housing, and a few weeks later there may be more questions about the environment.

Commissioner Spain said that she agreed that open-ended questions can be difficult. We should start with broad input and then a second feedback stage to narrow the focus. Ms. Lawrence said that this is the plan going forward.

Chairman Huvad mentioned that sub-area plans are likely to be an opportunity to provoke a lot of comments about specific issues, although this may happen later in the process.

Ms. Lawrence presented the results of the survey that Commissioners completed prior to the meeting. She showed a word cloud, with "beautiful, friendly, wonderful, philanthropic, safe, lake, community" being featured as responses to what words describe Glencoe today. She mentioned that "not necessarily inclusive" was mentioned. For words describing Glencoe in 10-15 years, there were mentions of maintaining assets, along with sustainability and inclusiveness. She said that people value walkability, nature, parks and beaches, architecture, quiet, approachable government, safe, transit, community, and others. Commissioners thought that we should embrace leveraging wealth to help others, housing density in certain nodes, attention to infrastructure, support of cultural institutions, prepare for climate change, increase walkability, and an active downtown and outdoor cafes. Biggest challenges included an overreliance on property taxes, being "out of touch with the rest of society", preparedness for climate change, aging infrastructure, and the status quo. Responses included Commissioners' thoughts on sustainability, including diverse housing and a focus on the environment.

Chairman Huvad asked Commissioners to email Mr. Baxter regarding their interest in visiting boards and commissions to get feedback on planning issues.

6. ADJOURNMENT

Following a motion by Commissioner Turner and a second, the meeting was adjourned at 8:59 p.m.

RESULT:	ACCEPTED
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AYES:	Gale, Huvard, Lissner, Novack, Pope, Spain, Thompson, Turner, Van Vechten (9)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	Mihalopoulos (1)



VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

DATE: February 9, 2021
TO: Village of Glencoe Plan Commission
CC: David Mau, Public Works Director
Lee Brown, Village Planner
FROM: Taylor Baxter, Development Services Manager
SUBJECT: Staff Memo – 2100 Frontage Road Signage Exterior Appearance Review

Project background and applicant’s request

The applicant has proposed three new wall signs at a car dealership in the Highway Frontage (HF) zoning district. Per the applicant, all three signs would be internally illuminated with LEDs, with dimmers to meet intensity requirements of the zoning district. This proposed signage is part of a larger renovation project that does not require Plan Commission review and approval.

Applicable zoning code standards

The proposed signage meets all applicable zoning requirements.

Standard	Allowed	Proposed
Wall sign area #1	100 sq ft	21.8 sq ft
Wall sign area #2	100 sq ft	48.64 sq ft
Wall sign area #3	100 sq ft	47.75 sq ft
Total wall sign area	1 sq ft per foot of lot frontage (Approx. 555 sq ft)	118.19 sq ft
Illumination	175 foot-candles	175 foot-candles max.

Applicable Design Guidelines standards

The Village’s Design Guidelines includes the following criteria:

Signs (p. 30)

The proposed wall signs are in keeping with the goal, guideline, and design elements in the Design Guidelines. They are compatible with the building’s size and provide information simply and legibly. They would be in an area that is efficient for the transmission of its content, do not obscure any architectural features, and would be legible in both day and night.

Staff recommendation

Exterior appearance review approval or denial is at the discretion of the Plan Commission and does not require action by the Village Board. If the Commission finds that the proposed signage is consistent with the Design Guidelines, staff recommends approval of the request as submitted. If the Commission finds that the proposed signage is inconsistent with the Design Guidelines, staff recommends denial of the request. Staff is of the opinion that the proposed signage is in keeping with the policies and intent of the Design Guidelines.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
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Permanent Sign Permit Application

Section A: Applicant Information

Sign location address:

Business/organization name for signage (if applicable):

Applicant name:

Applicant phone:

Applicant e-mail:

Property owner name (if different from applicant):

Owner phone:

Owner e-mail:

Sign contractor business name:

Sign contractor contact person:

Contractor phone number:

Contractor email:

Section B: Sign Information

Sign type:

- Wall sign
- Monument/Ground sign
- Awning sign
- Other

Illumination (if illuminated, electrical permit must be applied for prior to issuance of sign permit):

- Illuminated signs only: Is illumination under 75 foot-candles as measured at sign face? YES NO
- Internal External None

Wall/awning signs only:

Number of existing wall and awning signs:

Total square footage of existing wall and awning signs:

Façade length:

Clearance distance below proposed sign bottom:

Square footage of proposed sign:

Ground signs only:

Number of existing ground signs:

Total square footage of existing ground signs:

Square footage of proposed sign:

Height of proposed sign structure:

Section C: Acknowledgement and Signature:

I hereby acknowledge that all information provided in this application is true and correct.

Applicant's signature

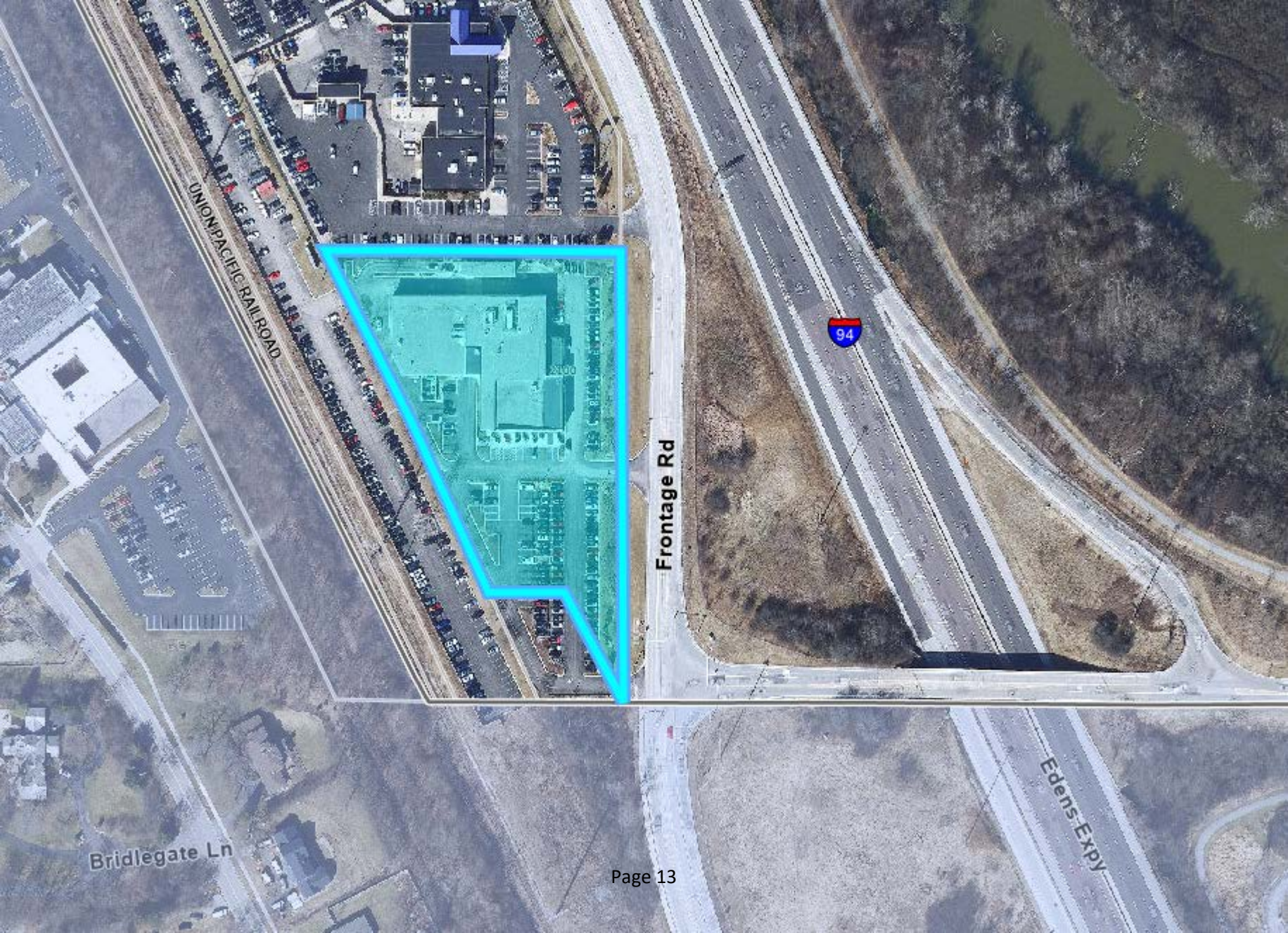
Date

Property owner's signature (if different than applicant)

Date

Please e-mail this form with any supporting material to permits@villageofglencoe.org.

Public Works Department
Village of Glencoe
675 Village Court
Glencoe, Illinois 60022
Phone: (847) 835-4111 | E-mail: permits@villageofglencoe.org



UNION PACIFIC RAILROAD

Frontage Rd

94

Edens Expy

Bridlegate Ln



Existing Overall South-East View
NOT TO SCALE



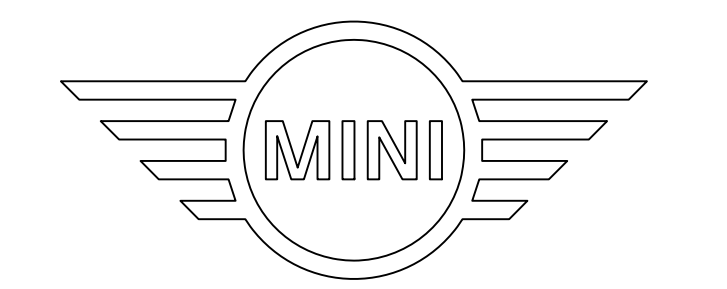
Proposed Overall South-East View
NOT TO SCALE

04.18.22 Village Commissions

No.	Date	Comments
Revisions		
Commission No.		JRB 18004
Drawn By		DJC
Checked By		JRB
Approved By		
Issued for Review		
Issued for Permits		
Issued for Pricing		
Issued for Construction		

Project Title

MINI of Glencoe



Building & Site Renovations

2100 Frontage Road
Glencoe, Illinois 60022

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Scope Document
This preliminary drawing indicates the general scope of the project in terms of the architectural design concept, the dimensions of the building, the type of structural system, and an outline of the major elements of construction. As a "scope" document this drawing does not necessarily indicate or describe all work required for the full performance and completion of the work. These documents shall not be used for construction. They were prepared for the purpose of construction pricing only with the understanding that the Contractor, Subcontractor and material men are to furnish all the work of sound and quality construction and that the Contractor, Subcontractor and materials men shall be solely responsible for the inclusion of adequate amounts to cover the installation of all items indicated, described, or implied.

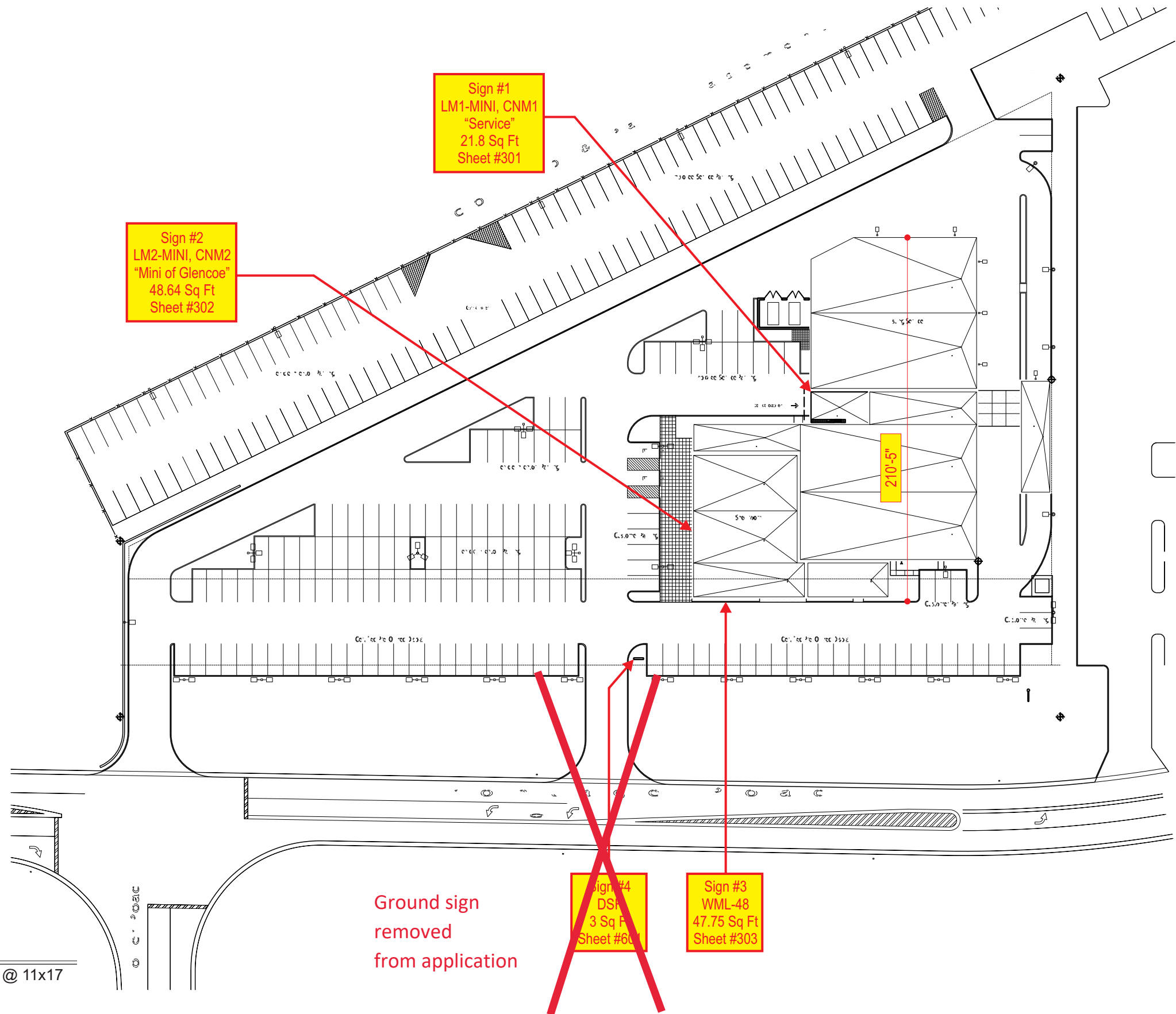
Sheet Title
Existing vs Proposed Views

Sheet No. **dd0.1**



MINI OF GLENCOE
2100 W FRONTAGE RD GLENCOE, IL 60022-2201





Site Plan
Scale: 1/64"=1'-0" @ 11x17

Ground sign removed from application

CLIENT:	MINI of Glencoe
LOCATION:	2100 W Frontage Rd Glencoe IL 60022-2201
DATE:	04.06.22
DRAWING #:	MIN-Glencoe IL-101
DRAWN BY:	DJG

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

#	DESCRIPTION	DATE	BY
#1	Removed Pylon Sign Changed Direction to Sign #4	07.15.22	DJG

SP US
Page 16

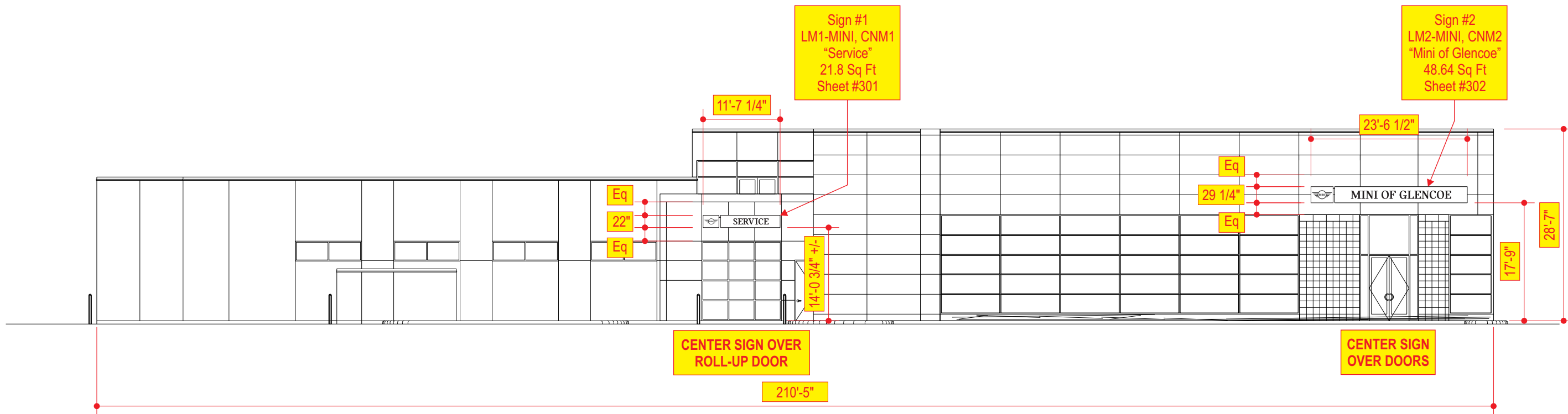
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:
SIGNATURE _____
DATE: _____
APPROVAL RECEIVED BY UVB _____
DATE: _____

IMPORTANT:
PLEASE REVIEW THESE DRAWINGS CAREFULLY FOR SPELLING, COLOR, FONTS, MATERIALS AND OVERALL DESIGN. ONCE APPROVED, THE PROJECT WILL BE BASED ON THIS DRAWING AND THE CLIENT WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM CHANGES

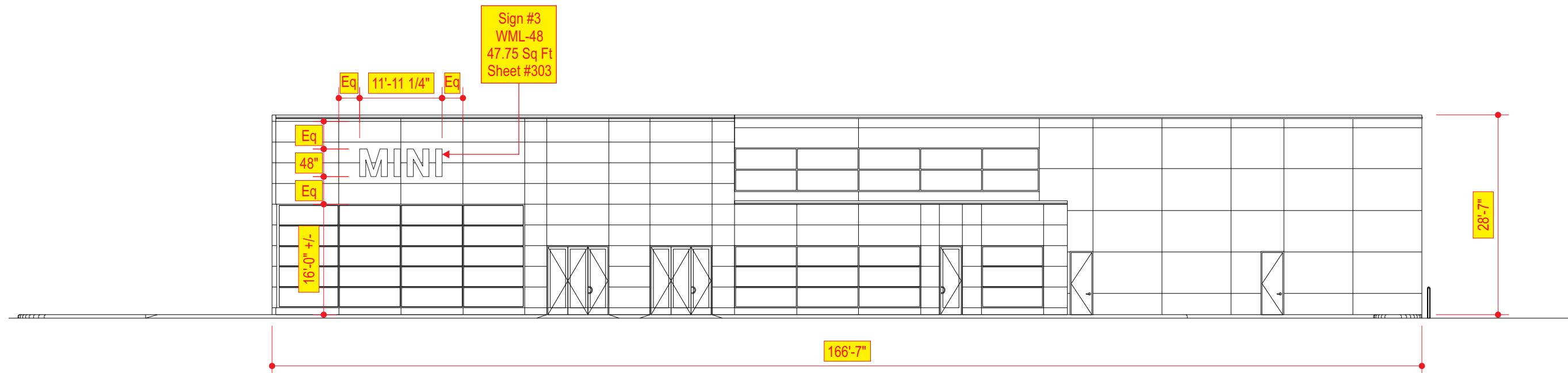


206 Tower Drive
Oldsmar, Florida 34677
www.uvbrand.com
813-855-3300



South Elevation

Scale: 1/16"=1'-0" @ 11x17



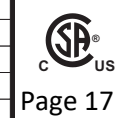
East Elevation

Scale: 1/16"=1'-0" @ 11x17

CLIENT:	MINI of Glencoe
LOCATION:	2100 W Frontage Rd Glencoe IL 60022-2201
DATE:	04.06.22
DRAWING #:	MIN-Glencoe IL-201
DRAWN BY:	DJG
STORE #:	X
SHEET SIZE:	11 x 17

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

#1	Revised Location of Sign #2	04.14.22	CTT
REV #	DESCRIPTION	DATE	BY



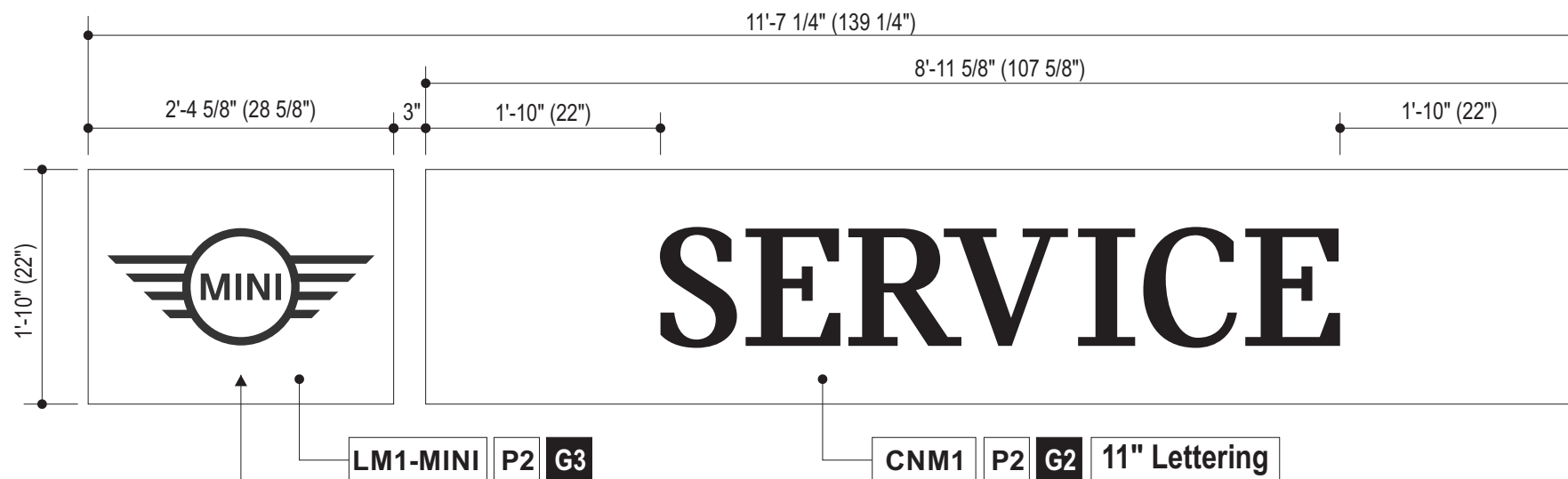
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:
 SIGNATURE _____
 DATE: _____
 APPROVAL RECEIVED BY UVB _____
 DATE: _____

IMPORTANT:
 PLEASE REVIEW THESE DRAWINGS CAREFULLY FOR SPELLING, COLOR, FONTS, MATERIALS AND OVERALL DESIGN. ONCE APPROVED, THE PROJECT WILL BE BASED ON THIS DRAWING AND THE CLIENT WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM CHANGES



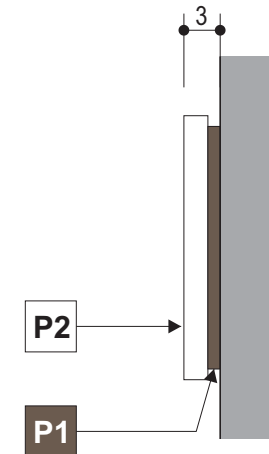
206 Tower Drive
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Elevation

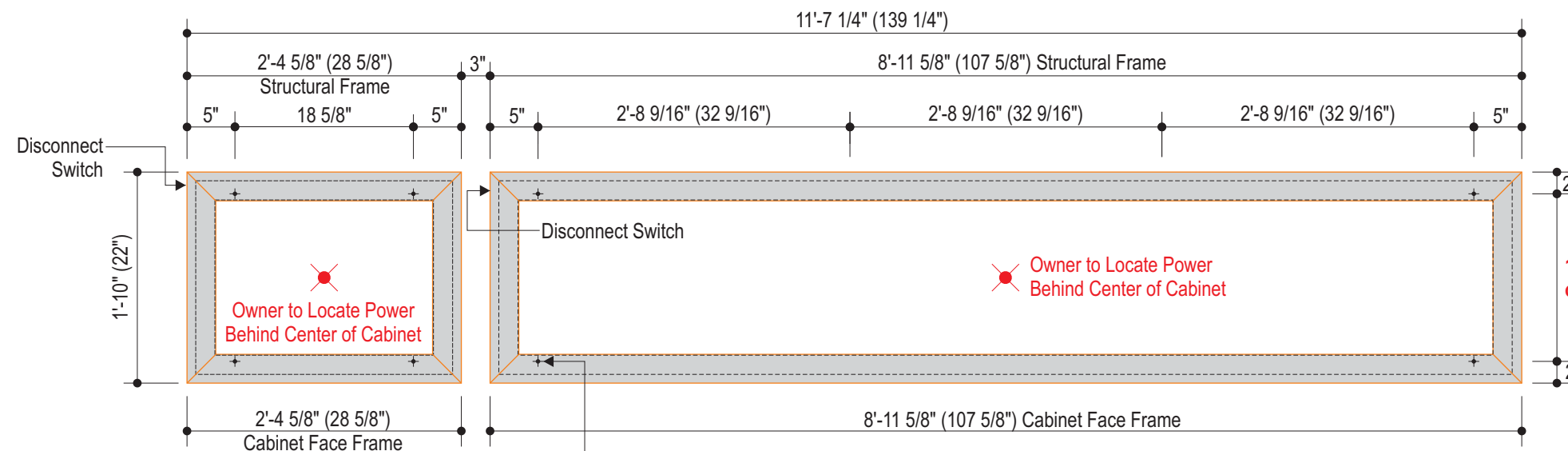
Scale: 3/4"=1'-0" @ 11x17

SEE FOLLOWING PAGE(S) FOR DETAILS



End View

Scale: 3/4"=1'-0" @ 11x17



Structural Elevation

Scale: 3/4"=1'-0" @ 11x17

FACE FRAME FOR SIGN CABINET SHOWN IN ORANGE

CONTINUOUS STRUCTURAL FRAME AROUND PERIMETER OF SIGN SHOWN IN "GRAY"

MOUNTING BOLT TEMPLATE TO BE SUPPLIED BY UVB

Fastener Note:
3/8" Dia Fasteners per Wall Condition at 5" From Each End and 36" O.C. Max Through Top and Bottom Extrusion. See Details and Anchor Schedule

LM1-MINI, CNM1 "Service"								
22" x 142 3/4" = 21.8 SqFt								
Approx Weight: 190 lbs								
Specifications								
Sign Modules are Fabricated from Aluminum Faces Painted P2.								
CNM Cabinets Attach to Wall with 3/8" Fasteners, as Required by Engineering by Others, Through Extrusion. Owner to Supply Power for Cabinet in Locations as Shown. Power for Each Cabinets is on a Separate Disconnect Where Indicated.								
Color Specifications								
<table border="0"> <tr> <td>P1 MINI F1 Charcoal</td> <td>P2 MINI White (Gloss)</td> </tr> <tr> <td colspan="2">G1 3/4" Clear Acrylic Backed with 3635-30 White Diffuser with #8 20 ga Polished Stainless Steel Overlays</td> </tr> <tr> <td colspan="2">G2 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black.</td> </tr> <tr> <td colspan="2">G3 Logo Only 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black. Center of logo finished-P1</td> </tr> </table>	P1 MINI F1 Charcoal	P2 MINI White (Gloss)	G1 3/4" Clear Acrylic Backed with 3635-30 White Diffuser with #8 20 ga Polished Stainless Steel Overlays		G2 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black.		G3 Logo Only 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black. Center of logo finished-P1	
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Foot Candle Measurements
8LF Sloan Box 2 LED's 105 Lumens/Module 315 Lumens/Ft. 0.90 Watts/Mod 117 Lumens/Watt 2.7 Watts/Foot Total: 21.6 Watts Total Lumen Output: 2250 2250/10.76 = 234.2 234.2 Foot Candles

Electrical
Power Supply: 12v/60w Qty Req'd: 2 @ 1.2 Amps Ea
6500 White LEDs Max. Amps Req'd: 2.4
Voltage Req'd: 120V-277V (1) Disconnect per Cabinet
PRIMARY CIRCUIT AND FINAL CONNECTION BY OTHERS
DEALER TO PROVIDE ADEQUATE BLOCKING AND BRACING BEHIND SIGN FOR ATTACHMENT OF FASTENERS AS SHOWN ON DETAIL PAGES AND ENGINEERING BY OTHERS

Plan View

Scale: 3/4"=1'-0" @ 11x17



CLIENT:	MINI of Glencoe
LOCATION:	2100 W Frontage Rd Glencoe IL 60022-2201
DATE:	04.06.22
DRAWING #	MIN-Glencoe IL-301
DRAWN BY:	DJG

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

#1	DESCRIPTION	DATE	BY
1	Revised to New Shop Drawing Details/Added Ft Candles	07.15.22	DJG

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SP us
Page 18

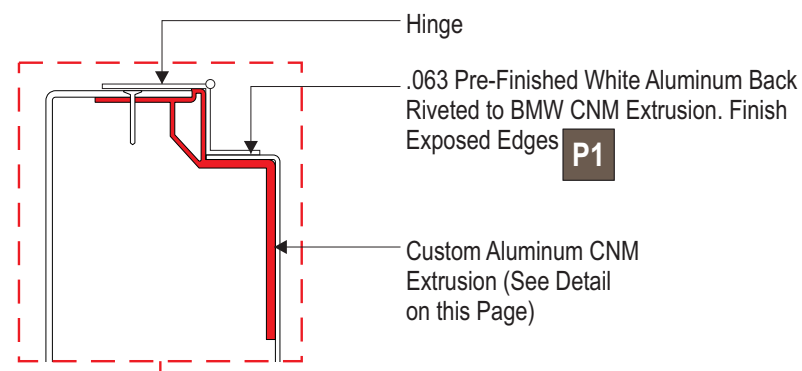
CUSTOMER APPROVAL:

SIGNATURE _____
DATE: _____
APPROVAL RECEIVED BY UVB _____
DATE: _____

IMPORTANT:
PLEASE REVIEW THESE DRAWINGS CAREFULLY FOR SPELLING, COLOR, FONTS, MATERIALS AND OVERALL DESIGN. ONCE APPROVED, THE PROJECT WILL BE BASED ON THIS DRAWING AND THE CLIENT WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM CHANGES

UVB
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813-855-3300



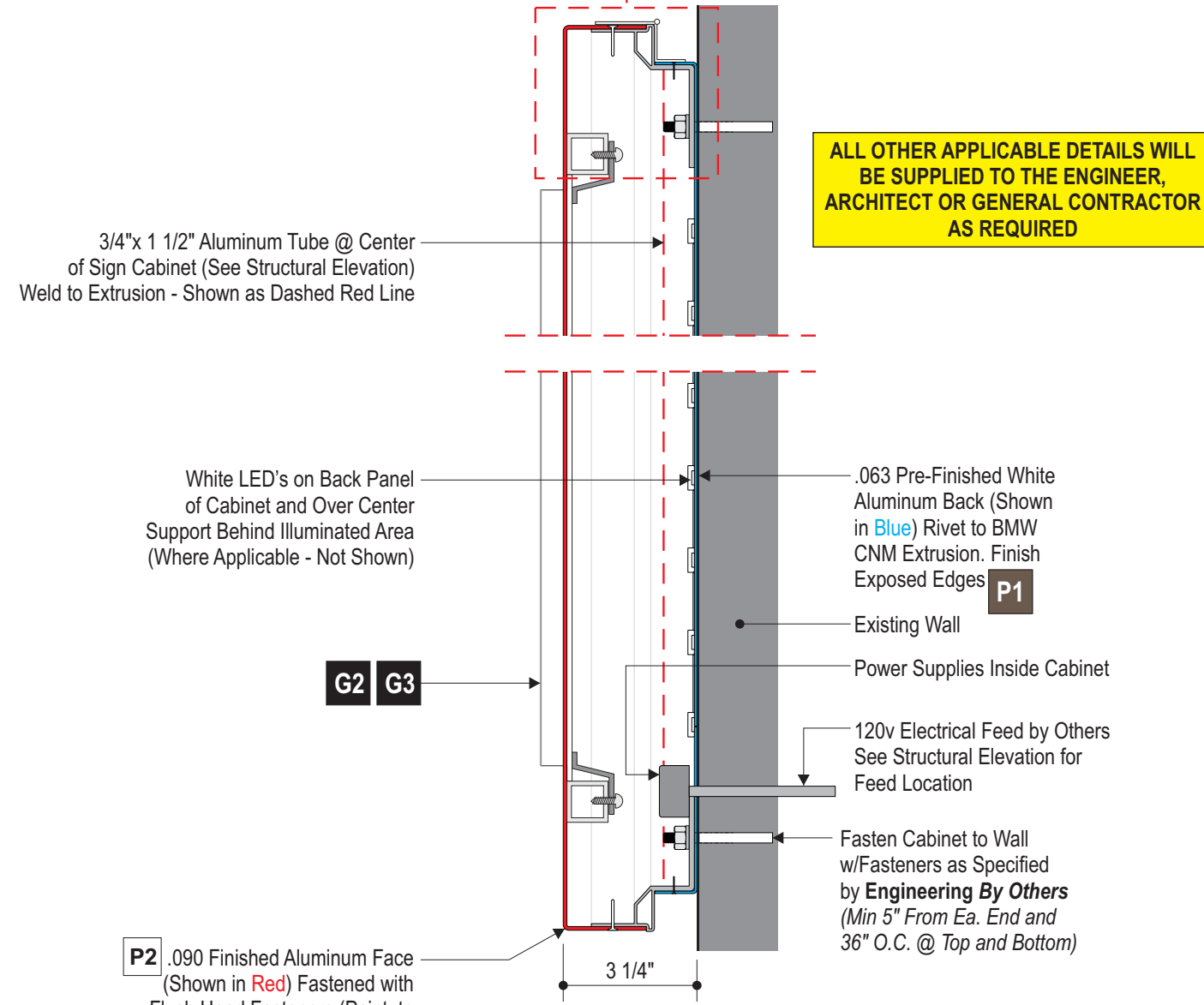
ANCHOR SCHEDULE: **3/8"** DIA ANCHORS AS INDICATED
ANCHOR QUANTITY AS INDICATED ON DRAWINGS -WALL MOUNTS S/S HARDWARE

WALL TYPE	ANCHOR TYPE
WOOD BLOCKING	TOGGLE BOLT
EFIS OVER 5/8" PLYWOOD	TOGGLE BOLT
HOLLOW CONCRETE BLOCK/BRICK	TAPCON BOLT OR T-BOLT
SOLID CONCRETE	WEDGE ANCHOR (1 1/2" MINIMUM EMBEDMENT)
CMU, SOLID CONCRETE OR BRICK	THREADED ROD & EPOXY SYSTEM

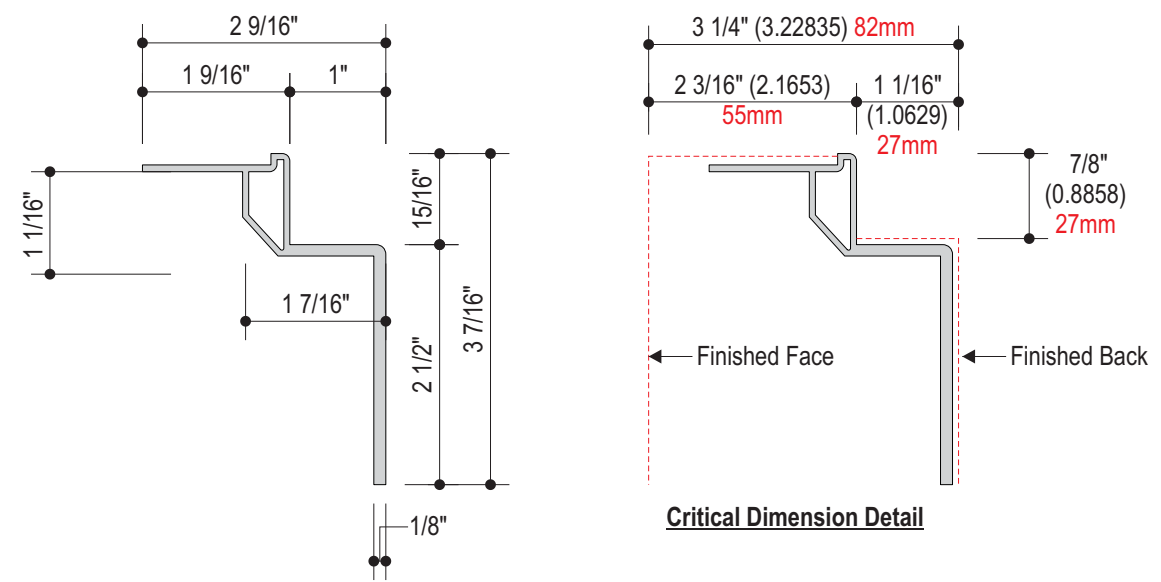
NO LAG BOLTS ARE ALLOWED PER UVB

Color Specifications

P1 MINI F1 Charcoal	P2 MINI White (Gloss)
G1 3/4" Clear Acrylic Backed with 3635-30 White Diffuser with #8 20 ga Polished Stainless Steel Overlays	
G2 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black.	
G3 Logo Only 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black. Center of logo finished-P1	



Section @ CNM
Scale: 3"=1'-0" @ 11x17



Custom BMW CNM Aluminum Extrusion Detail
Scale: 6"=1'-0" @ 11x17

CLIENT:	MINI of Glencoe
LOCATION:	2100 W Frontage Rd Glencoe IL 60022-2201
DATE:	04.06.22
DRAWING #	MIN-Glencoe IL-301a
DRAWN BY:	DJG

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.			
#1	Revised to New Shop Drawing Details	07.15.22	DJG
REV #	DESCRIPTION	DATE	BY

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SP us

Page 19

CUSTOMER APPROVAL:

SIGNATURE _____

DATE: _____

APPROVAL RECEIVED BY UVB

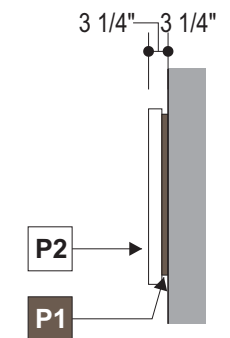
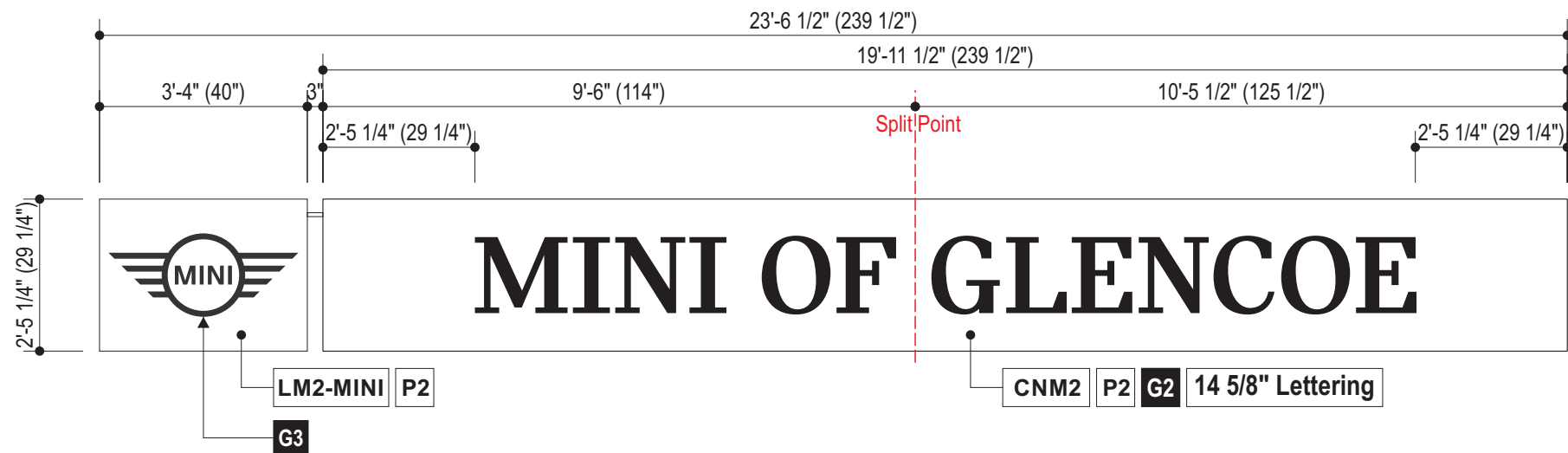
DATE: _____

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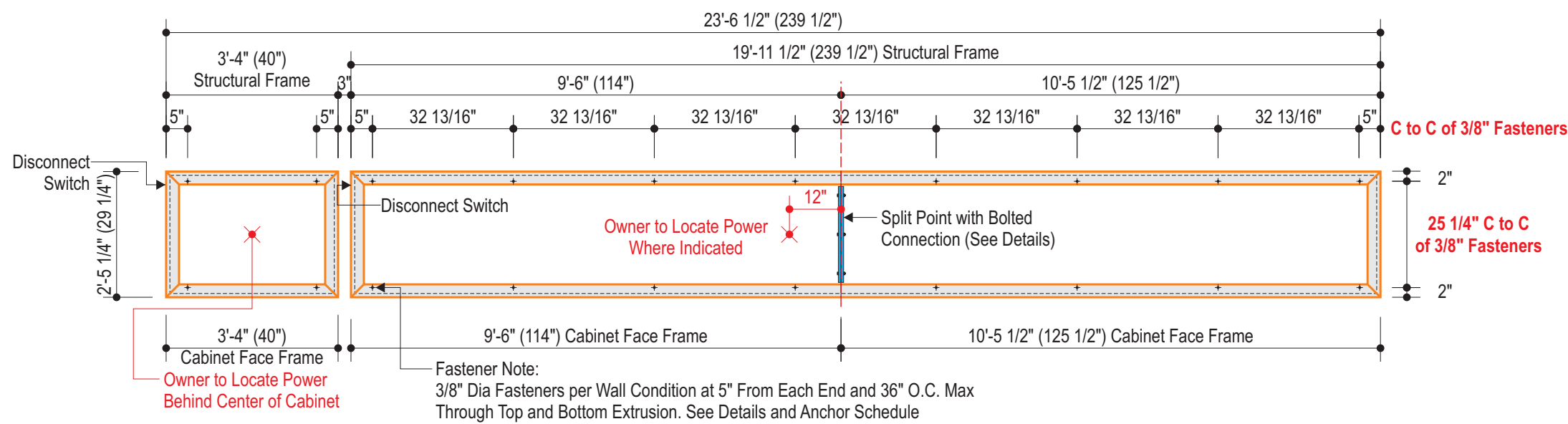
Elevation

Scale: 3/8"=1'-0" @ 11x17

SEE FOLLOWING PAGE(S) FOR DETAILS

End View

Scale: 1/2"=1'-0" @ 11x17



Structural Elevation

Scale: 3/8"=1'-0" @ 11x17

FACE FRAME FOR SIGN CABINET SHOWN IN ORANGE

CONTINUOUS STRUCTURAL FRAME AROUND PERIMETER OF SIGN SHOWN IN "GRAY"

MOUNTING BOLT TEMPLATE TO BE SUPPLIED BY UVB

LM2-MINI, CNM2 Sign #2								
29 1/4" x 239 1/2" = 48.64 SqFt								
Approx Weight: 400 lbs								
Specifications								
Sign Modules are Fabricated from Aluminum Faces Painted P2.								
CNM Cabinets Attach to Wall with 3/8" Fasteners, as Required by Engineering by Others, Through Extrusion. Owner to Supply Power for Cabinet in Locations as Shown. Power for Each Cabinets is on a Separate Disconnect Where Indicated.								
Color Specifications								
<table border="0"> <tr> <td>P1 MINI F1 Charcoal</td> <td>P2 MINI White (Gloss)</td> </tr> <tr> <td colspan="2">G1 3/4" Clear Acrylic Backed with 3635-30 White Diffuser with #8 20 ga Polished Stainless Steel Overlays</td> </tr> <tr> <td colspan="2">G2 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black.</td> </tr> <tr> <td colspan="2">G3 Logo Only 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black. Center of logo finished-P1</td> </tr> </table>	P1 MINI F1 Charcoal	P2 MINI White (Gloss)	G1 3/4" Clear Acrylic Backed with 3635-30 White Diffuser with #8 20 ga Polished Stainless Steel Overlays		G2 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black.		G3 Logo Only 3/4" clear acrylic backed with 3635-30 white diffuser and aluminum overlays P6-929 Black. Center of logo finished-P1	
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Foot Candle Measurements
22LF Sloan Box 2 LED's 105 Lumens/Module 315 Lumens/Ft. 0.90 Watts/Mod 117 Lumens/Watt 2.7 Watts/Foot Total: 59.4 Watts Total Lumen Output: 6930 6930/10.76 = 644.05 644.05 Foot Candles

Electrical
Power Supply: 12v/60w Qty Req'd: 3 @ 1.2 Amps Ea
6500 White LEDs
Max. Amps Req'd: 3.6
Voltage Req'd: 120V-277V
(1) Disconnect per Cabinet
PRIMARY CIRCUIT AND FINAL CONNECTION BY OTHERS
DEALER TO PROVIDE ADEQUATE BLOCKING AND BRACING BEHIND SIGN FOR ATTACHMENT OF FASTENERS AS SHOWN ON DETAIL PAGES AND ENGINEERING BY OTHERS

Plan View

Scale: 3/8"=1'-0" @ 11x17

CLIENT:	MINI of Glencoe
LOCATION:	2100 W Frontage Rd Glencoe IL 60022-2201
DATE:	04.06.22
DRAWING #	MIN-Glencoe IL-302
DRAWN BY:	DJG

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

#1	Revised to New Shop Drawing Details/Added Ft Candles	07.15.22	DJG
REV #	DESCRIPTION	DATE	BY

Page 20

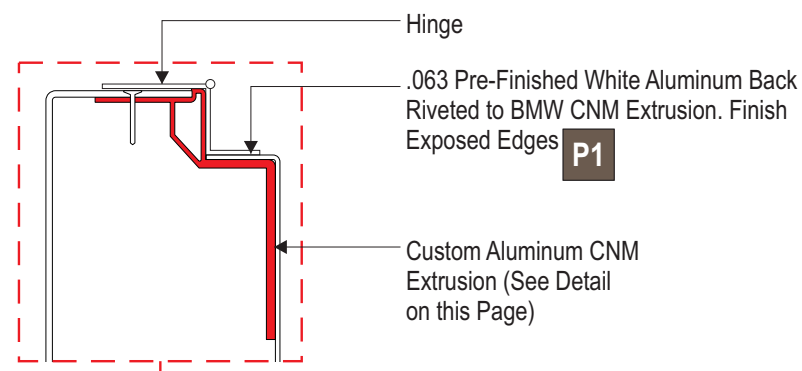
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CUSTOMER APPROVAL:
SIGNATURE _____
DATE: _____
APPROVAL RECEIVED BY UVB _____
DATE: _____

IMPORTANT:
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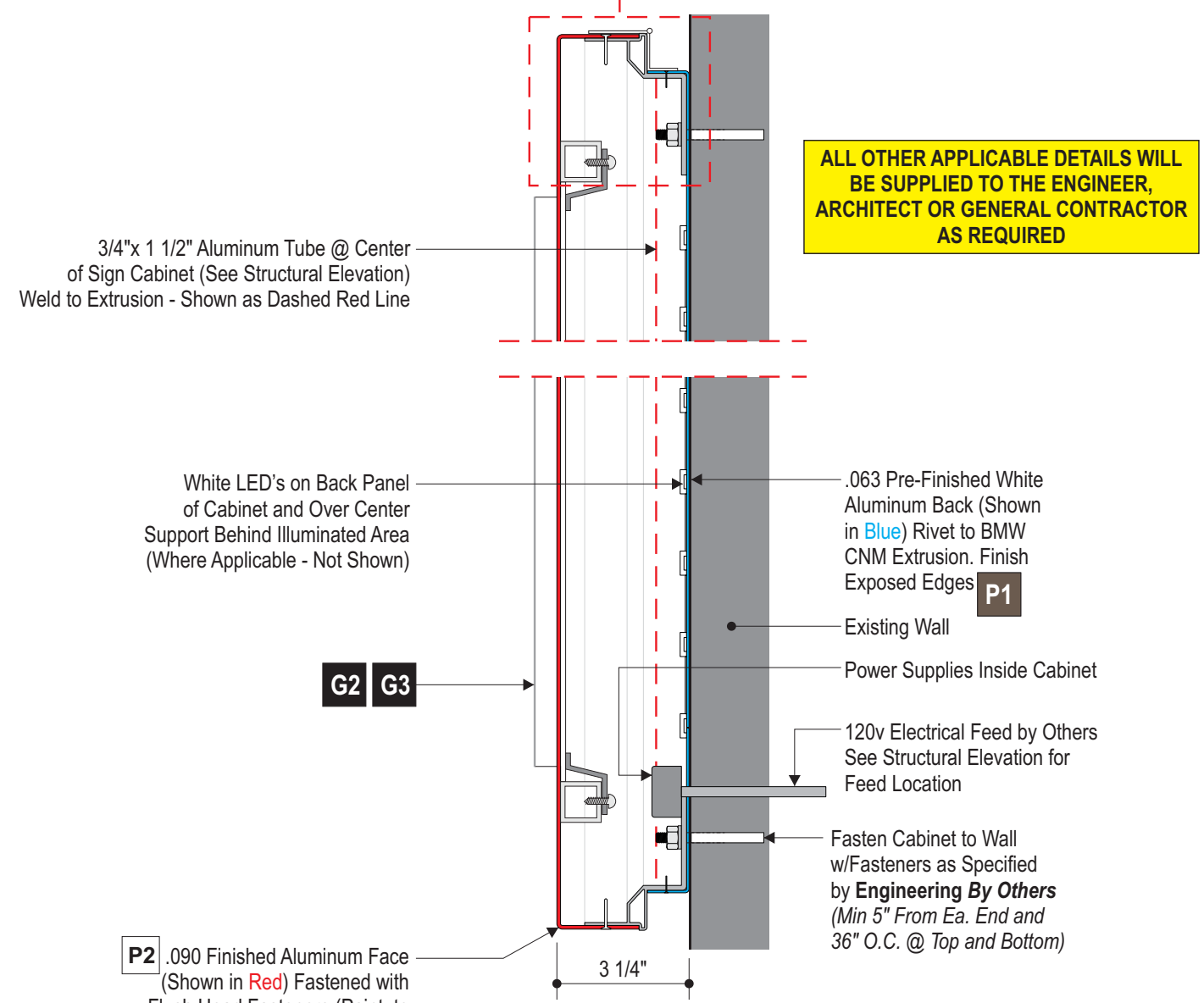
ANCHOR SCHEDULE: **3/8"** DIA ANCHORS AS INDICATED
ANCHOR QUANTITY AS INDICATED ON DRAWINGS -WALL MOUNTS S/S HARDWARE

WALL TYPE	ANCHOR TYPE
WOOD BLOCKING	TOGGLE BOLT
EFIS OVER 5/8" PLYWOOD	TOGGLE BOLT
HOLLOW CONCRETE BLOCK/BRICK	TAPCON BOLT OR T-BOLT
SOLID CONCRETE	WEDGE ANCHOR (1 1/2" MINIMUM EMBEDMENT)
CMU, SOLID CONCRETE OR BRICK	THREADED ROD & EPOXY SYSTEM

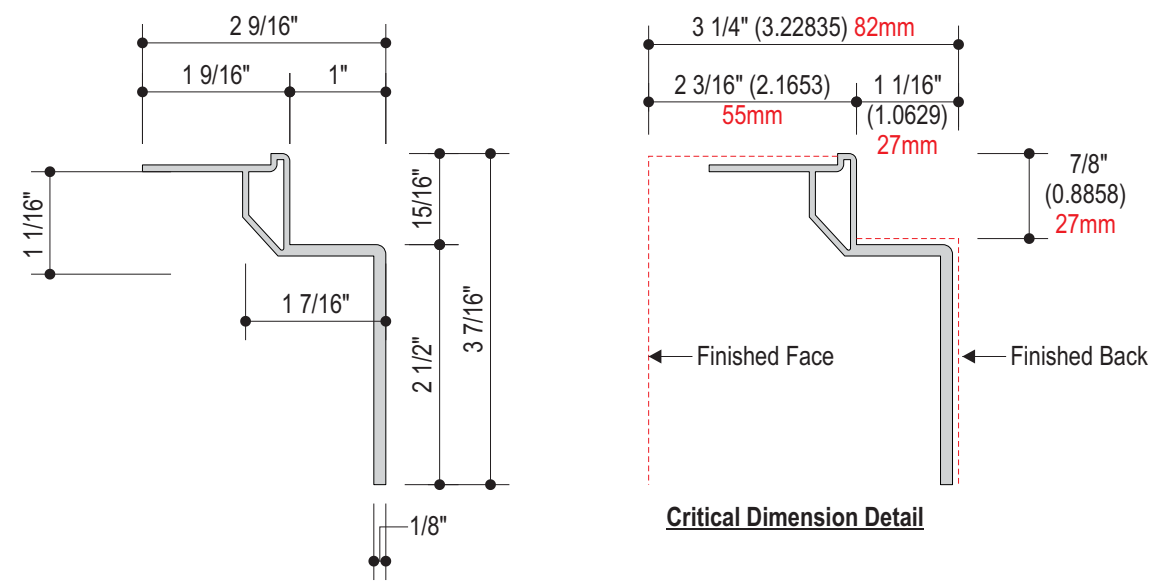
NO LAG BOLTS ARE ALLOWED PER UVB

Color Specifications

P1 MINI F1 Charcoal	P2 MINI White (Gloss)
G1 3/4" Clear Acrylic Backed with 3635-30 White Diffuser with #8 20 ga Polished Stainless Steel Overlays	
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Section @ CNM
Scale: 3"=1'-0" @ 11x17



Custom BMW CNM Aluminum Extrusion Detail
Scale: 6"=1'-0" @ 11x17

CLIENT:	MINI of Glencoe
LOCATION:	2100 W Frontage Rd Glencoe IL 60022-2201
DATE:	04.06.22
DRAWING #	MIN-Glencoe IL-302a
DRAWN BY:	DJG

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.

#1	DESCRIPTION	DATE	BY
1	Revised to New Shop Drawing Details	07.15.22	DJG



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CUSTOMER APPROVAL:

SIGNATURE _____

DATE: _____

APPROVAL RECEIVED BY UVB

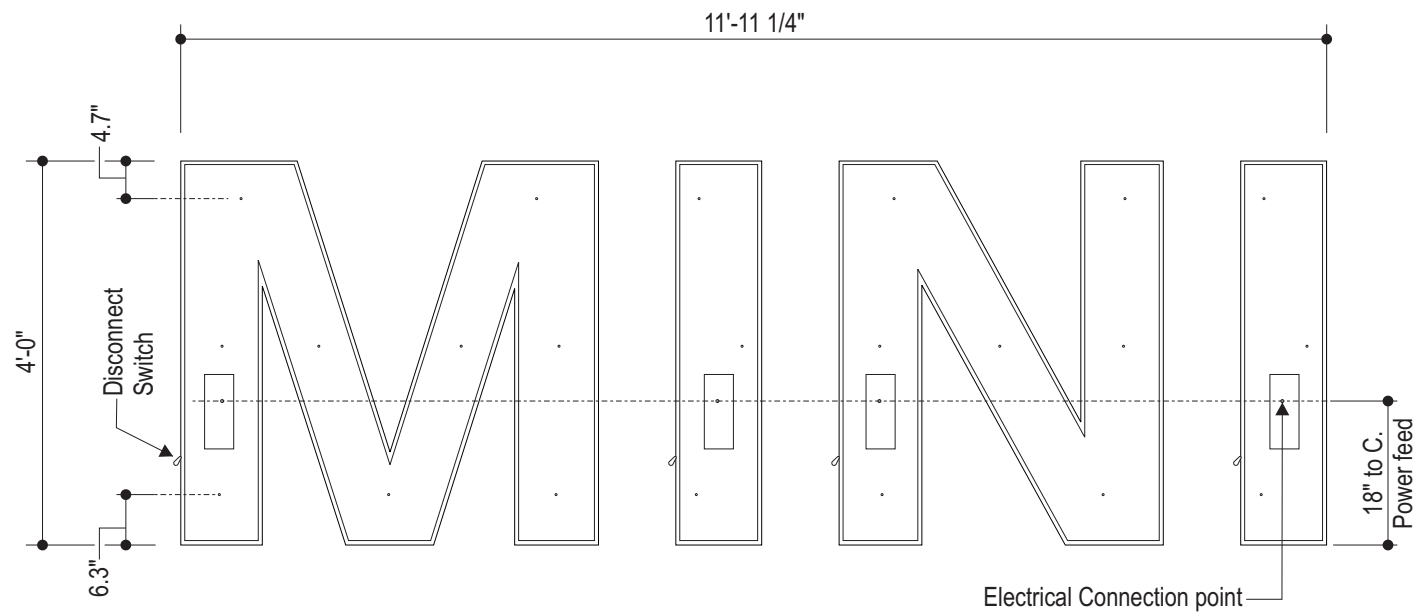
DATE: _____

IMPORTANT:

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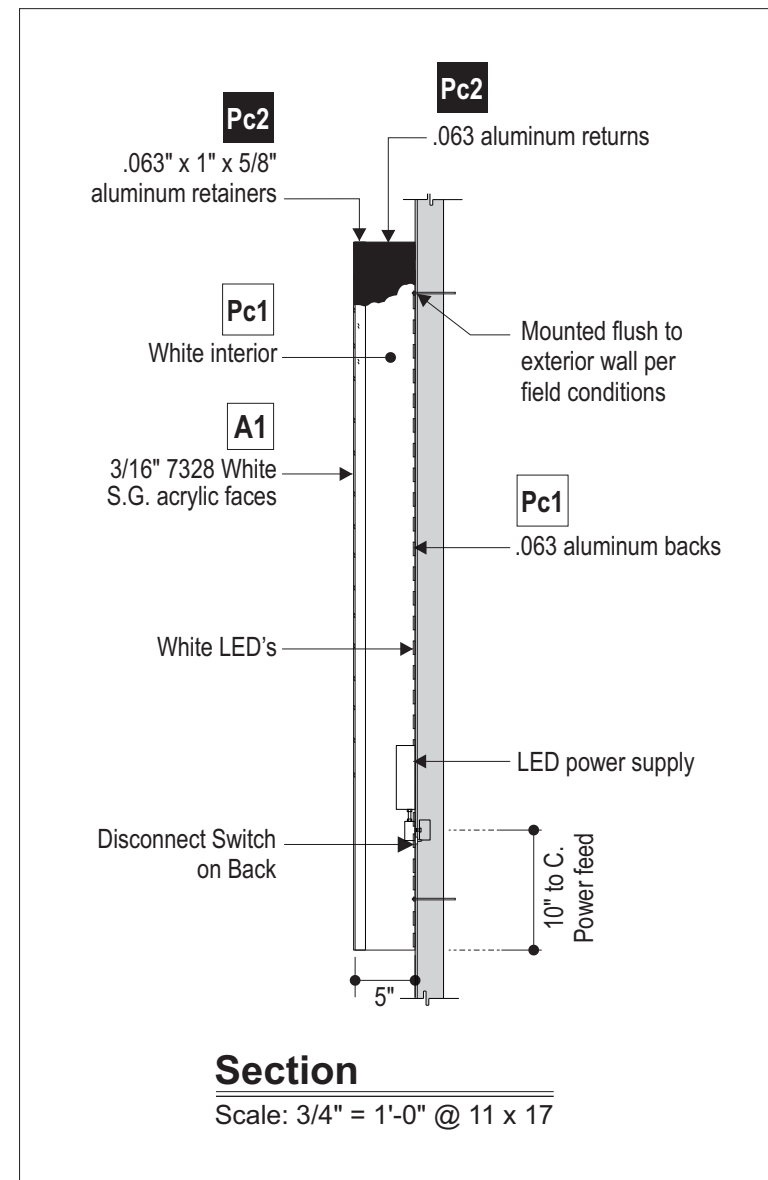
Structural Elevation

Scale: 1/2" = 1'-0" @ 11 x 17



Color View

Scale = NTS



Section

Scale: 3/4" = 1'-0" @ 11 x 17

EXACT ELECTRICAL FEED LOCATION IS TO BE DETERMINED. 120V. / 20 A. CIRCUIT WILL BE PROVIDED TO SIGN AREA BY OTHERS. ALL ELECTRICAL COMPONENTS ALL ELECTRICAL COMPONENTS

WML-48
Sign #3

4'-0" x 11'-11 1/4" = 47.75 SqFt

Color Specifications

Pc1 Matte White
Pc2 Matte Black

Acrylic Specifications

A1
7328 White

Electrical Specifications

Dedicated electric circuit required. Power to sign to be installed and supplied by others.

Power Supply:
Qty Req'd: 4 @ 1.20 Amps Ea

White LEDs

Max Amps Req'd: 4.80
Voltage Req'd: 120-277V

EXACT ELECTRICAL FEED LOCATION IS TO BE DETERMINED. 120V. / 20 A. CIRCUIT WILL BE PROVIDED TO SIGN AREA BY OTHERS. ALL ELECTRICAL COMPONENTS ALL ELECTRICAL COMPONENTS

PRIMARY CIRCUIT AND FINAL CONNECTION BY OTHERS

Foot Candle Measurements

133 Principal Quick Mod 2 LED's

94.1 Lumens/Module
160 Lumens/Ft.
0.8 Watts/Mod
118 Lumens/Watt
1.36 Watts/Foot
Total: 125.12 Watts
(M=46.24, I=21.76, N=35.36 I=21.76)

Total Lumens: 12515.3
12515.3/10.76 = 1163.13
1163 Foot Candles

CLIENT:	MINI of Glencoe
LOCATION:	2100 W Frontage Rd Glencoe IL 60022-2201
DATE:	04.06.22
DRAWING #:	MIN-Glencoe IL-303
DRAWN BY:	DJG

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#1	REV #	DESCRIPTION	DATE	BY
		Revised to New Shop Drawing Details/Added Ft Candles	07.15.22	DJG



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CUSTOMER APPROVAL:

SIGNATURE
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APPROVAL RECEIVED BY UVB
DATE:

IMPORTANT:

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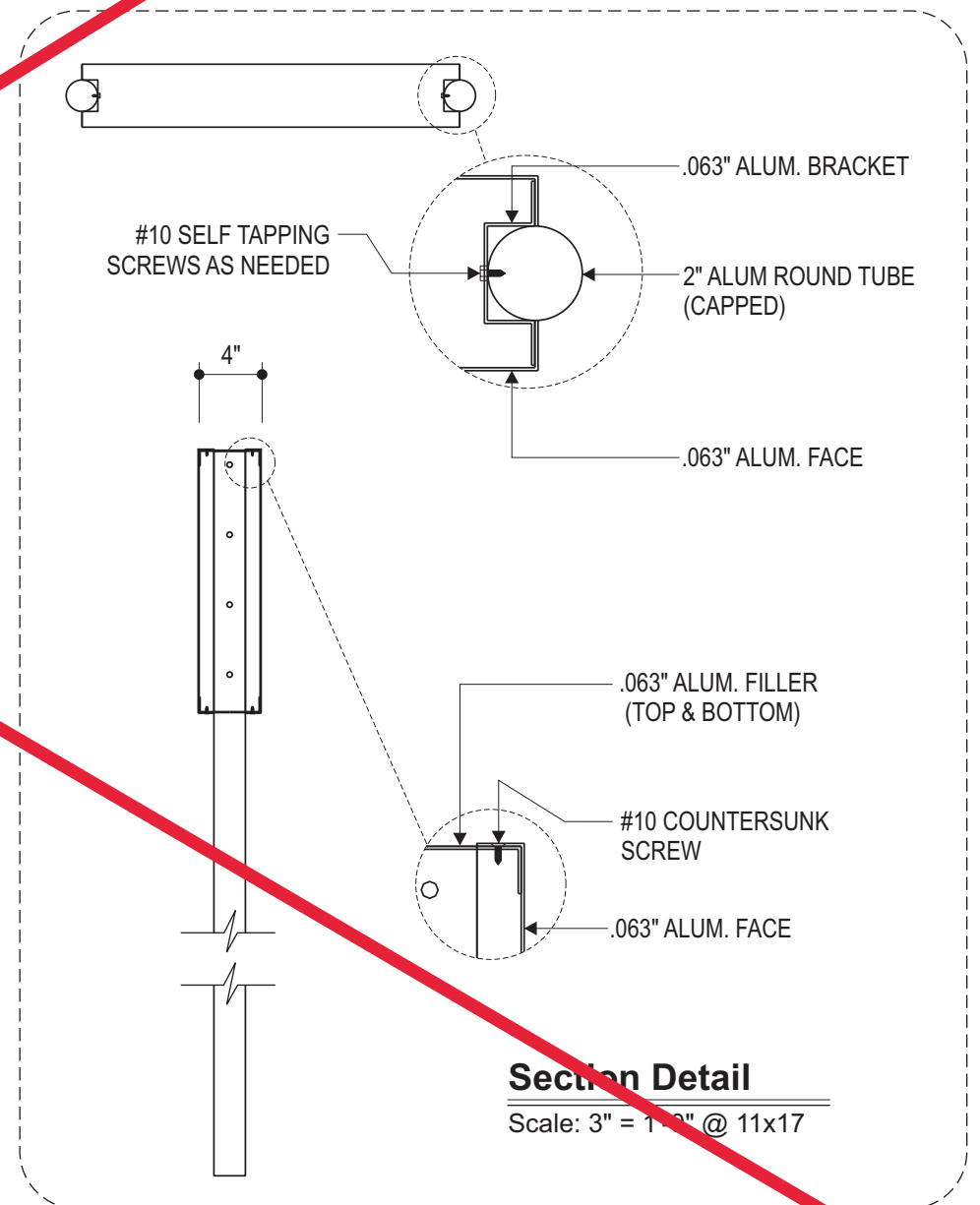
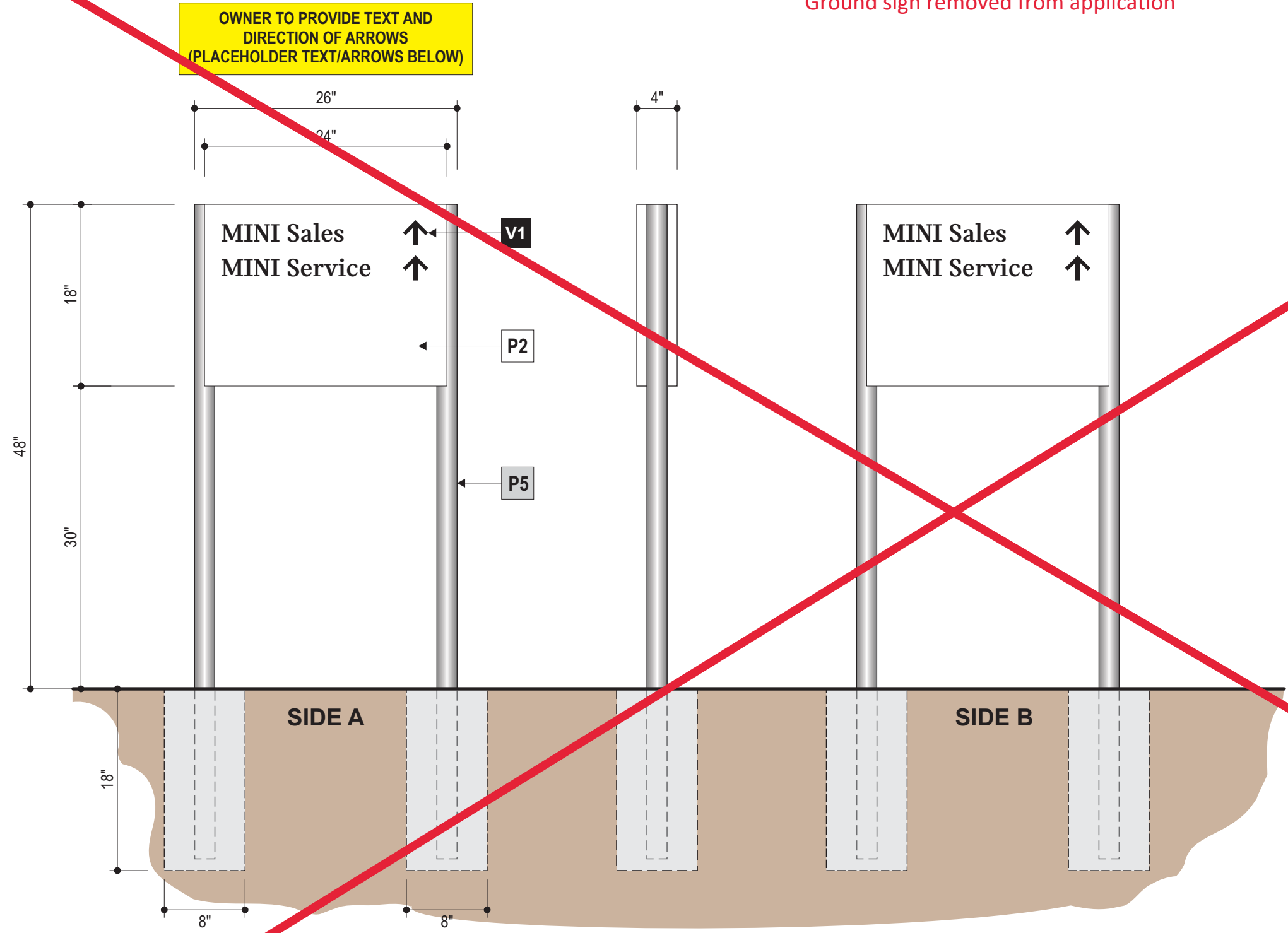
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Oldsmar, Florida 34677
www.uvbrand.com
813-855-3300

Square Feet: 18" x 24" = 3.00

DSF Directional Sign #4

Color Specifications	
P2 MINI White (Gloss)	P5 RAL 9006 Silver
Vinyl Specifications	
V1 4500-03 Black Vinyl	

Ground sign removed from application



Elevation - Directional Sign

Scale: 1" = 1'-0" @ 11x17 Qty: (1)

Side View

Scale: 1" = 1'-0" @ 11x17

CLIENT:	MINI of Glencoe
LOCATION:	2100 W Frontage Rd Glencoe IL 60022-2201
DATE:	04.06.22
DRAWING #	MIN-Glencoe IL-601
DRAWN BY:	DJG

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REV #	DESCRIPTION	DATE	BY



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