



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, April 19, 2022

Present:

~~Chair Kennerley~~

Member McCall

Alternate Member Malhotra

Member Santosuosso

Member Killedar

Assistant Village Manager/Community &
Economic Development Director Roesler

Member Orzeske

Alternate Member Hefner (voted due to
absence of a full member)

Trustee Raizin (arrived 7:11 p.m.)

Planning & Development Manager Zozulya

1.0 ROLL CALL

Planning and Development Manager (PDM) Zozulya requested members in attendance to appoint Member Orzeske as Chair Pro Tem based on a request from Chair Kennerley who was not in attendance.

Member McCall moved and Member Killedar seconded to appoint Member Orzeske as Chair Pro Tem. Motion passed unanimously by voice vote.

Chair Pro Tem Orzeske called the meeting to order at 7:03 p.m. and Planning & Development Manager (PDM) Zozulya called the Roll.

Chair Pro Tem Orzeske welcomed new ARB Alternate Member Rakesh Malhotra.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday, February 15, 2022

Member Santosuosso moved and Alternate Member Hefner seconded the motion to approve the minutes as presented for the Tuesday, February 15, 2022, Architectural Review Board Meeting.

AYES: Orzeske, Hefner, McCall, Santosuosso, Killedar

NAYS: None

ABSENT: Kennerley

ABSTAIN: Malhotra

Chair Pro Tem Orzeske declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Approval of Proposed Parking Lot Design and Related Site, Landscaping, and Lighting Improvements for Adlai E. Stevenson High School (23476 N. Indian Creek Road – Adlai E. Stevenson High School District 125)

PDM Zozulya stated 23476 N. Indian Creek Road is one of three properties slated for annexation by the Village Board that were acquired by SD 125 last year with plans for construction of a parking lot on the 23476 N. Indian Creek parcel. PDM Zozulya said the proposal parking lot complies with code, with exception of a rear yard variance which was reviewed and recommended for approval by the Zoning Board on April 12, 2022. The proposal includes landscaping, lighting, and pathways for the students to get to areas of the campus. The Village Board held a pre-application review on March 14, 2022, and referred the matter to both the Zoning Board and ARB. PDM Zozulya stated staff supports the request.

Sean Carney, SD 125 Assistant Superintendent of Business, provided an update of construction of the east building addition with completion scheduled for August 2022. Mr. Carney said an opportunity to acquire additional property came to the district which will be annexed to the village. Mr. Carney said at this time the plan for development of a parking lot is only for 23476 Indian Creek parcel.

Mr. Carney presented the plans for the parking lot addition citing the need for additional student parking and land. Mr. Carney stated the addition of this parking lot will reduce foot traffic throughout adjacent neighborhoods, and overall parking space dimensions will conform to Village code requirements. Mr. Carney added this should reduce the number of students parking at the train station and neighboring houses or driveways. Mr. Carney added the additional parking will bring the number of seniors allowed to park on campus in line with other area high schools.

Mr. Carney presented the site and landscape plan for the proposed parking lot. He said the Zoning Board requested the school take into consideration the concerns of area residents in regard to speeding and traffic on Indian Creek Road. Mr. Carney said he met with Lincolnshire and Vernon Township staff to address Indian Creek Road residents' concerns regarding traffic and speeding. Mr. Carney said they will do traffic and load counts on Indian Creek to gather some data with the intent to use the data to build a case for reducing speed limits, getting intergovernmental agreements for enforcement, as well as designating the Port Clinton Road as a school speed zone. Mr. Carney said they expect to have this data soon and will present to the Village Board. Mr. Carney highlighted future projects to include improvements to the main entrance on Route 22. He also noted the current SD 125 construction lot utilized by Gilbane Construction will be developed as an additional parking lot in the future. Mr. Carney also stated the existing maintenance buildings may be moved to Indian Creek Road in the future.

Alternate Member Hefner noted the ARB has been asking petitioners to provide both summer and winter landscape interest in the plan. Steve Gregory, landscape architect at Erikssen Engineering, representing the petitioner, stated they have to balance safety and aesthetics but will look at

adding more winter interest. Alternate Member Hefner asked about ADA parking and would it make more sense to install these spaces closer to the building and event centers. Mr. Gregory said ADA spaces would be required for the adjacent sport fields. Member Heffner said he would like to have seen students attend the meeting and participate in the approval process. Mr. Carney stated students have been involved in the construction of the east addition from design through construction and inspections.

Member Santosuosso asked if there will be a need for additional directional signage. Mr. Carney replied not likely as this will be for students only, but if needed, it will come back for approval. Member Santosuosso asked about EV charging stations. Mr. Carney stated they have 4 stations in another part of the campus but those would not be part of the current parking lot proposal.

Member Malhotra asked about signage on Hotz Road with the intent to prevent drop-off/pick-up zones. Mr. Carney said they constantly remind parents and will add additional signage if needed once all agencies that govern Hotz Road are in agreement.

Member Killedar asked about the parking lot lighting. Mr. Carney said they will be timed and include sensors to turn off/on in addition to dimming down. Mr. Carney noted the planned installation of safety call boxes in the lot and along the pathway in addition to the hundreds of cameras located throughout the campus.

Chair Pro Tem Orzeske asked about lighting and impact on adjacent residential properties. Remzi Tandag, an electrical engineer with Wight & Co., representing the petitioner, said the lights will dim down to one-third of their typical luminescence and the motion detectors will trigger based on movement of large objects. Mr. Carney said the school needs to be cognizant of impact on neighbors; the district will adjust accordingly if needed. Chair Pro Tem Orzeske inquired about egress onto Port Clinton. Mr. Carney said they have their police liaison at Stevenson and Port Clinton and there is a no right turn at Indian Creek; they will have more data once their traffic counts are completed.

Trustee Raizin asked about the EV charging stations and usage. Mr. Carney said the current chargers are mostly utilized by employees; the charging stations are turned off at night to prohibit use by outsiders from charging vehicles free of charge.

Member Santosuosso moved and Member McCall seconded the motion to approve the proposed parking lot design and related site, landscaping, and lighting improvements as presented, with consideration for additional evergreen wintertime landscape in high visibility areas and to not impede security.

AYES: Santosuosso, Orzeske, Hefner, McCall, and Killedar

NAYS: None

ABSENT: Kennerley

ABSTAIN: None

Chair Pro Tem Orzeske declared the motion carried.

3.2 Workshop Regarding Site and Building Design, Signage, Landscaping, Lighting, and Site Amenities for a Mixed-Use Commercial Development (225 Marriott Drive – Keystone Planning + Design/6801 Investments LLC)

PDM Zozulya stated since the meeting is a design workshop, no motion is expected. PDM Zozulya stated the petitioner is present and is requesting some feedback from the ARB in terms of overall design, including landscape, signage, exterior design, lighting, and site amenities. A formal review by the ARB will be scheduled later. PDM Zozulya said Keystone Development did receive a favorable review from the Village Board in October 2021 with the recommendation to revise site layout, building design, incorporate use of public pathways and better use of the pond area for outside seating. PDM Zozulya reviewed the history of this parcel noting it was annexed to the village in 1966 and was later rezoned for the Chicagoland Airport and then to O/Ia Office/Industrial zoning. It has remained vacant despite its high visibility. PDM Zozulya said the village's internal Development Review Team conducted a detailed review of the plans in January 2022 and provided comments to the petitioner were incorporated into the current proposal.

PDM Zozulya stated there will be sign exceptions which are being provided to the ARB for their reference only. They will be reviewed and approved at a public hearing by the Village Board.

Member McCall asked about the uses proposed on the site, zoning change to general business PUD, and the proposed gas station. PDM Zozulya said the property has been rezoned to B2 General Business. The Village Board felt it important to see a sequence of development for the site to ensure at least one more use is built prior to the gas station and incorporated that into the rezoning/PUD ordinance. She added the Village Board did not want to see just a gas station on this site.

Member Santosuoso asked if landscaping could also be sequenced in so the site is not left without some enhancement if future phases do not materialize.

Member McCall commented Lincolnshire lacks a major center design concept at this highly visible intersection and suggested tying the proposed design into the former Fresh Market site. Member McCall said the Village seems to be creating a mix of design styles instead of a consolidated design. PDM Zozulya stated the petitioner will explain their design concept.

Tim Hague, Keystone Planning + Design, presented the Phase 1 plans for the site. Mr. Hague stated they have commitments for development from Buona Beef, Rainbow Cone, and Thornton's. Mr. Hague noted they have been in detailed discussions with the Buona family on design of Buona and Rainbow Cone which will include Building C; elaborated on Buona family's commitment to the community. Mr. Hague presented the exterior designs for Buona Beef and Rainbow Cone. Mr. Hague stated there was much discussion with the Village Board on sign and exterior elevation design for Rainbow Cone.

Mr. Hague presented the site plan indicating development Phase 1 to include Thornton's in building B, Rainbow Cone and Buona Beef in building C, and a future multi-tenant commercial Building A with access to the site from Half

Day, Milwaukee, and Marriott Drive.

Luigi Randazzo, Keystone Planning + Design, presented a video animation of the site and buildings. Mr. Randazzo said they have gone through numerous design changes including moving the Buona Beef drive-through to the back of the building. Mr. Randazzo noted the addition of multiple pedestrian pathways and arbor structures will provide outdoor amenities and, seating/eating area. Mr. Randazzo presented building elevations for all three buildings including height and material details. Mr. Randazzo noted the rear of the Thornton's building will include additional landscape material due to visibility from Milwaukee Avenue.

Mr. Randazzo noted the design changes the Village Board and staff requested regarding brand colors for Rainbow Cone and Buona Beef on the buildings. They are planning to use a specific brick style with incorporation of their colors in the patio design to satisfy the Village and the Buona family.

Mr. Randazzo presented the plans for site signage to include one monument sign for Buona Beef/Rainbow Cone. There will also be three multi-tenant monument signs.

Member Killedar asked about bike access to and from this property. PDM Zozulya noted the bike paths proposed are for the interior site only. Staff will provide information on bike paths in this area and the Village; noting the Village is always trying to add to the bike path system.

Member Hefner asked about the site, bike paths, and parking lot lighting and if will there be any low-level lighting for the pedestrian/bike path. PDM Zozulya said there are 22 parking light poles included all lighting levels are consistent with code requirements. Mr. Randazzo said all lighting and landscape details are included in the packet.

Member McCall asked about the two parallel bike paths on both sides of the pond. PDM Zozulya noted the Village required these to be included. Member McCall said he did not think the perimeter path is needed. AVM/CEDD Roesler said the installation of the path closer to Milwaukee Avenue is to create more connectivity to properties in the area, adding the village will work with PACE on the relocation of the current bus stop on Milwaukee Avenue.

Member McCall said he sees merit in the exterior design of buildings A and C. He stated the design of the gas station is unflattering. While it may be a corporate preference, he would like to see more brick as this is a highly visible area. Mr. Hague stated their team has worked with Thornton's to improve the material selection to upgrade the appearance and will take these comments to the Thornton's representatives.

Chair Pro Tem Member Orzeske asked about access to the site from the west bound Half Day Road. AVM/CEDD Roesler noted the same access concerns for the former Fresh Market have been brought to IDOT's attention. Access will not be granted. Chair Pro Tem Orzeske noted his concerns on the drive-through lanes and pedestrian traffic and suggested incorporating outside seating by the pond. Mr. Hague discussed the drive-through configuration and the pedestrian path. There will be stop signs on the drive to add some

protection. Chair Pro Tem Orzeske asked if there would be special spaces for delivery/pick-up services. Mr. Hague said when Buona Beef receives a mobile app order customers will be directed to park. There will be special pick-up areas in the stores; they will not use the drive-through. Chair Pro Tem Orzeske noted he would like to see more design to include the former Fresh Market exterior style to make the intersection more cohesive.

Alternate Member Hefner asked about egress from Marriott Drive in phase 2, what will this entrance look like before construction of phase 2 buildings. Mr. Randazzo said phase 2 parking would not be installed, but the landscape and lighting would be installed along the access drive from Marriott Drive in Phase 1.

Alternate Member Malhotra asked to see the traffic study. PDM Zozulya said this was not provided to the ARB as this is not in their purview.

Member Santosuosso asked about site detention. Mr. Hague said the pond was initially designed to handle this site; additional capacity will be required with plans being reviewed by Lake County Storm Water Management Commission. Member Santosuosso noted the fill line on the pond shows the water line encroaching on the pedestrian paths. Member Santosuosso noted the number of drive-throughs in proximity will be doubling.

In summary, Chair Pro Tem Orzeske asked the petitioner to consider the following comments:

1. Revisit the proposed center design to see if the Fresh Market design elements can be incorporated.
2. Upgrade the Thornton's gas station design/materials for a more elevated look.
3. Remove the two arbors from the originally proposed locations and provide attractive landscaping in its place, especially in the northeast corner of the site. Consider placing the arbors closer to the pond with benches or develop another option to amenitize the pond.
4. Provide floor plans for the three buildings.
5. Provide detailed menu board renderings for Buildings A and C.
6. Provide pedestrian lighting details with manufacturer's specifications/cut sheets.
7. Provide photos of existing Buona Beef and Thornton's locations to demonstrate materials.

4.0 UNFINISHED BUSINESS. PDM Zozulya updated the ARB on projects considered by this board.

PDM Zozulya said Everclean Car Wash was not approved by the Village Board in March. The location was determined to be inappropriate for a car wash and the petitioner was directed to find and alternate location in Lincolnshire.

The Village Board approved a text amendment to the EV Charging stations code. The process has been streamlined to require staff review and approval only for code-compliant installations.

5.0 NEW BUSINESS. None

6.0 CITIZENS COMMENTS. None

7.0 ADJOURNMENT

Chair Pro Tem Orzeske declared the meeting adjourned at 9:34 p.m.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development.