



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, May 17, 2022

Present:

Chair Kennerley via Zoom

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

Member McCall

~~Member Orzeske~~

Member Santosuosso

Trustee Raizin

Member Killedar

Planning & Development Manager Zozulya

Alternate Member Malhotra

1.0 ROLL CALL

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

2.0 APPROVAL OF MINUTES

- 2.1** Approval of the minutes of the Architectural Review Board (ARB) meeting held on Tuesday, April 19, 2022.

Alternate Member Hefner moved, and Member McCall seconded the motion to approve the minutes as presented for the Tuesday, April 19, 2022, ARB meeting.

AYES: Kennerley, Hefner, McCall, Santosuosso and Killedar

NAYS: None

ABSENT: Orzeske

ABSTAIN: Malhotra

Chair Kennerley declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

- 3.1 Public Hearing Regarding a Text Amendment to Title 12 (Sign Control), Chapter 6 (Establishment of Sign Districts) of the Lincolnshire Village Code to Establish 225 Marriott Drive within the Commercial Sign District (225 Marriott Drive - Keystone Planning + Design/6801 Investments, LLC)**

Chair Kennerley recessed the ARB meeting, convened the public hearing, and provided an overview of the process.

PDM Zozulya stated Keystone Planning/6801 Investment is the petitioner for the proposed text amendments. PDM Zozulya noted since the proposal for this property involves commercial uses, the Village needs to approve a text amendment to Title 12 (Sign Control),

Chapter 6 (Establishment of Sign Districts) to establish the 225 Marriott Drive property into the Commercial Sign District.

Tim Hague, Keystone Planning + Design, stated the project being proposed is retail in nature.

Chair Kennerley opened the floor to comments from ARB members. Alternate Member Hefner said he has no objections to the text amendment which appear to be consistent with the B2 commercial zoning of the property which was verified by PDM Zozulya.

Chair Kennerley requested staff look at the consolidation of the Commercial and Office/ Industrial Sign Districts into one sign district. The Residential Sign District would remain as is.

Chair Kennerley closed the public hearing and reconvened the ARB meeting.

Member Killedar moved and Alternate Member Hefner seconded the motion to approve the Text Amendment to Title 12 (Sign Control), Chapter 6 (Establishment of Sign Districts) of the Lincolnshire Village Code to Establish 225 Marriott Drive within the Commercial Sign District.

AYES: Kennerley, Hefner, McCall, Santosuosso, Killedar

NAYS: None

ABSENT: Orzeske

ABSTAIN: Malhotra

Chair Kennerley declared the motion carried.

3.2 Continued Consideration of 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 the petitioner appeared before the ARB on Tuesday, April 19, 2022, for a Design Review Workshop in which the ARB provided comments, including giving consideration to incorporating the Fresh Market design, upgrade Thorntons for a higher-end look, remove the arbors from the design and provide additional amenities in lieu of the arbors, provide detailed floor plans and menu boards, pedestrian lighting details, and photos of existing Buona Beef and Thorntons. PDM Zozulya added an additional ground sign Thorntons is now included in the proposal, stating this sign is code compliant except the wording "diesel available". PDM Zozulya said staff has requested that wording be removed as only two gas products may be listed which the petitioner has maximized, and the additional wording is considered advertisement per code.

PDM Zozulya said the ARB should consider the following options.

1. Will the ARB require additional building design changes or additional information for approval?

2. Will the ARB desire additional site/pedestrian amenities in the northeast and southeast corner of the property and pond following removal of the arbors?
3. Is the ARB comfortable with the multi-tenant ground sign panel background having different colors based on individual tenant branding or does the board prefer all sign panels to have the same pre-determined color background?

Luigi Randazzo, Keystone Planning + Design, presented the development plans for the site which he said incorporated recommendations from the ARB workshop. Mr. Randazzo said the project is retail/restaurant in nature. Phase 1 is on the northern half of the property; phase 2 will follow later in the development. Phase 1 will consist of Thorntons, Buona Beef, Rainbow Cone Café, and a multi-tenant retail/restaurant building. Phase 1 will include bike paths and landscaping as a buffer. Chair Kennerley commented this is a highly visible space with a pond which will attract families.

Tim Hague, Keystone Planning + Design, said their vision reflects what they see in the marketplace. Users are gravitating to drive-through restaurants, and this is a reason for designing multiple drive-through uses on this site while shielding them from Milwaukee Avenue. Chair Kennerley commented the pedestrian amenities are a plus. She encouraged the petitioner to create options for outdoor enjoyment to bring the concept of these buildings together. Alternate Member Hefner stated potential for pedestrian and bike traffic conflicts should be taken into consideration through wider spaces and places for bike racks.

Mr. Hague presented the sign plans for multi-tenant Building A and Thorntons. Mr. Hague stated Thorntons has requested signage to include "diesel available" which is very important to their corporate office. Mr. Hague said the menu boards have been redesigned per staff recommendations and code requirements. Member McCall said there appear to be as many as eight signs for Building A. Mr. Hague said they anticipate 3 tenants in building A. PDM Zozulya said the code does allow a tenant to have multiple signs facing parking lots and drive aisles.

Mr. Randazzo presented the sign plans for Buona Beef and Thorntons. He said they have had discussions with Thorntons about ARB design concerns. He presented current signage at other locations to illustrate their corporate design. Mr. Randazzo said they have removed the pricing from the canopy; pricing will appear only on the ground sign. Mr. Randazzo said they have introduced thin brick masonry on the building façade with an aluminum trellis added above the entryway. Chair Kennerley noted concern for the underside of the canopy. She recommended a grey color versus white for Thorntons cleaner appearance. Member McCall said the white color should work as long as it is maintained. Member McCall asked about the number of signs for Thorntons. Mr. Randazzo stated there are three wall and three canopy signs proposed for Thorntons.

Mr. Randazzo presented the elevations for the Buona and Rainbow Cone of other locations. Alternate Member Hefner expressed concerns about very specific exterior design for Buona and whether future marketing of the building be difficult if Buona were to vacate the space. Mr. Hague said retail is very fluid, their experience is when a tenant leaves, the new tenant makes substantial changes to the building. Member McCall inquired about number of signs. Mr. Randazzo said Rainbow Cone is proposed to have two signs on the front elevation. PDM Zozulya clarified code permits one; this will be a Planned Unit Development exception and will need to be noted. Member McCall said there would be a total of six wall signs for Buona and Rainbow Cone Café.

Dave Frigo, Landscape Architect, Hitchcock Design Group, presented the landscape plans for the project. Mr. Frigo stated the landscaping exceeds code requirements and added more ornamental trees in lieu of the pergolas are suggested. Mr. Frigo said on the west side of the property, a berm and shade trees will be planted to add additional screening for the warehouse property. Mr. Frigo presented the bench, table, and trash receptacles, noting tables at each of the outdoor patios. Alternate Member Hefner asked if the type of swivel benches proposed are installed elsewhere in the Village and whether they get hot in the summer. Mr. Frigo said this is a custom design and the aluminum powder coating will remain cool to touch.

Chair Kennerley said the ARB will review each part of the proposal, starting with the landscape plan.

Chair Kennerley asked what will be planted in the beds in front of Building C (Buona/Rainbow Cone), noting her concern is lack of wintertime interest. Chair Kennerley also noted a potential trip hazard shown on the rendering. Mr. Frigo said there will be no trip hazard; all landscaping will be to grade. Chair Kennerley also noted the potential for people to cut through the beds and recommended a design to force people to walk around those areas.

Chair Kennerley asked about percentage of deciduous versus evergreen trees. PDM Zozulya said the plans show 26 evergreen trees out of 105 total which is approximately 25 percent. Mr. Frigo said there are large groupings of evergreens spread throughout the site. Chair Kennerley suggested they add new or switch out trees for evergreens to add wintertime interest. Member Killedar asked if the landscape will interfere with ground sign visibility. Mr. Frigo said it would not. Member Killedar also asked about the existing bus stop shelter. PDM Zozulya said the bus shelter will need to be moved further down closer to Marriott Drive per staff's conversations with PACE. Member Santosuosso asked if the bus shelter, or at least its rear side, would be screened to soften it. Mr. Frigo said they will consider salt tolerant plants due to location and will incorporate this into the landscape plan. Alternate Member Malhotra agreed evergreen trees need to be increased. Chair Kennerley requested increasing the proposed west berm height and adding a denser tree coverage over two layers to help better screen the warehouse building.

Chair Kennerley moved the discussion to signage. Member Santosuosso commented on the sign background and requested a lighter background color be used within all panels similar to the Lincolnshire Commons example provided by staff. Chair Kennerley asked if there is to be a formal name for the center, what would it be, suggesting they use the full top row for some type of center identification. PDM Zozulya said staff has discussed naming the center with the petitioner. Member Santosuosso suggested a cap to the top of the monument signs and suggested the price board for fuels advertise unleaded and diesel. Member Santosuosso asked about EV stations. Mr. Randazzo said there will be five throughout the site as part of phase one as requested by village board. Member Santosuosso asked about parking compliance. Mr. Hague stated they will build additional parking on the Phase 2 portion of the property to meet code as part of phase 1. Member Santosuosso also discussed the menu boards. Mr. Randazzo said these are manual menu boards, not LED. Chair Kennerley asked about brightness, Mr. Randazzo said it will only be visible from the drive through lane. Member Santosuosso and PDM Zozulya requested the speaker phone be incorporated into the menu board which should reflect the architectural design of the building. It was determined the menu boards will only be lit at night and turned off after closing.

Member Santosuosso commented on the Thorntons exterior; noting the red bollards on location photos, adding he would prefer to see a higher curb/sidewalk in front of the building versus the bollards. Mr. Randazzo stated the bollards are shown from another location, they are not proposed for the Lincolnshire location. Member Santosuosso and PDM Zozulya suggested the petitioner present better renderings of the proposed Thorntons entry.

Member Killedar asked about directional signage. Mr. Randazzo said there will be directional signage throughout the site and will be branded to the particular restaurant. PDM Zozulya said directional signage needs to be included in the overall package and will become part of the master sign plan. Member Killedar commented on the multiple brick exterior colors, does the design become too busy and make it difficult to identify. Mr. Randazzo stated their intent is for each building have their own identity, adding the Buona brick will match the brick of Building A. Member Killedar asked about large trucks being able to access the station. Mr. Hague said Thorntons is not designing the site for large trucks, however, utility vehicles and delivery vans will be able to navigate the site.

Alternate Member Hefner commented on the lack of cohesive style, noting some ground signs are near pathways; some are not. Alternate Member Hefner suggested additional ground lighting be incorporated to help illuminate the pathways and adding architectural features of the buildings to the monument signs. PDM Zozulya said the center name should be added to the ground signage for ARB review.

Member McCall said he reviewed the Village’s design guidelines, architectural elements and character for Lincolnshire and has issues with the gas station design. Member McCall said Lincolnshire has gone with some type of tower design in the past and is not included with this design. Thorntons still looks like a shoe box. Member McCall said he understands they must consider corporate design criteria, but at this corner, the Thorntons design needs a strong architectural statement. Mr. Randazzo said they shared the previous comments with Thorntons design team who agreed to make the suggested changes to the brick. Member McCall noted the same design team completed the Walgreens with the tower element. It came out great and different from their typical buildings. Member McCall said they need to add additional architectural elements to the Thorntons design. Chair Kennerley agreed, there are many nice buildings in the area. The Thorntons design team needs to develop a design that blends into the rest of the community. Chair Kennerley asked the team to go back to the Thorntons representatives and review what was discussed at this meeting. Member McCall said there are a lot of signs on this property. The petitioner is asking for too many sign exceptions and should consider reducing the number of monument signs. Alternate Member Hefner agreed about signage being excessive and has concerns about the different exterior materials and requested a color palette to carry throughout the project.

Mr. Hague said there is time sensitivity to construction. His team should be able to address the landscaping concerns, adding the Thorntons architecture is a big item and he believes they are not ready for approval tonight. Mr. Hague said they will regroup, add some landscape details, redesign signage, consider a project name identifier for the main sign, and reach out to Thorntons for additional design consideration. Chair Kennerley stated the Village Board has stated they want this project here; the ARB’s job is to assist with design to ensure it blends into the community and this becomes a thriving center. Chair Kennerly said this is a unique property with high visibility. Mr. Hague said the biggest challenge will be tying the Thorntons design into the community.

Alternate Member Hefner asked about pathway lighting. Mr. Randazzo discussed overall lighting. They are not going with typical parking lot lighting. There will be 13 fixtures along the pathway from Marriott Drive to Half Day Road. Trustee Raizin requested a larger lighting plan that is easier to review and interpret with more prominent fixtures and labels. Alternate Member Hefner said a rendered drawing would be very helpful. PDM Zozulya requested actual material samples be brought in and left with staff rather than photos distributed at tonight’s meeting.

Alternate Member Hefner moved, and Member Santosuosso seconded the motion to continue consideration of site and building design, signage, landscaping, lighting, and site amenities for the proposed mixed-use commercial development to the next ARB meeting.

AYES: Kennerley, Santosuosso, McCall, Killedar, Hefner
NAYS: None

ABSENT: Orzeske
ABSTAIN: Malhotra

Chair Kennerley declared the motion carried.

4.0 UNFINISHED BUSINESS. None

5.0 NEW BUSINESS

PDM Zozulya said the Village and its consultant Ginkgo Planning + Design recently completed the Corporate Center Subarea Strategy to study the corporate center and business centers. PDM Zozulya said the purpose of this study was to analyze large-scale warehouse uses and the appropriate areas for their location and code regulations. PDM Zozulya said the Village has been receiving inquiries for large warehouses. PDM Zozulya said a moratorium was in place for eight months to prepare the plan. As part of the study the consultant prepared design guidelines for warehouse buildings which will be forwarded to the ARB for review at the June meeting.

Member McCall asked about The St. James. PDM Zozulya said the property is for sale. Member McCall noted the number of large corporate properties that are up for sale in the area.

Alternate Member Hefner asked about the progress on Child First Academy. PDM Zozulya said the project is under construction, but no specific timetable on opening.

6.0 CITIZENS COMMENTS. None

7.0 ADJOURNMENT

Chair Kennerley adjourned the meeting at 9:30 p.m.

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