



VILLAGE OF LINCOLNSHIRE

MINUTES **ARCHITECTURAL REVIEW BOARD MEETING** **Tuesday, June 21, 2022**

Present:

Chair Kennerley
Member McCall
Member Santosuosso
Member Killedar

Member Orzeske
Alternate Member Hefner
Alternate Member Malhotra
Trustee Raizin
Planning & Development Manager Zozulya

1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:00 p.m. and Planning & Development Manager Zozulya (PDM Zozulya) called the roll and declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday, May 17, 2022.

Member Santosuosso moved and Member Killedar seconded the motion to approve the minutes as presented for the Tuesday, May 12, 2022, Architectural Review Board Meeting.

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

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Kennerley declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Approval of a Minor Special Use Amendment Regarding Exterior Building Color Change and Related Site and Building Improvements (96 Elm Road – LifeSport Athletic Club)

PDM Zozulya provided a summary stating the petitioner is requesting the ARB's retroactive approval of color changes to the exterior of the building. The south and east facades were painted a grey color in the fall of 2021 as part of the preparation of the grand opening for the platform tennis courts. The petitioner was not aware at that time that ARB approvals were required. PDM Zozulya stated staff has been in discussion regarding repainting the north and west sides for a complete look to the entire building. The petitioner responded to staff the facades are screened with heavy brush and landscape, which

would have to be removed at a substantial cost and would adversely impact the screen effect that neighbors have relied on for privacy, in addition to wildlife habitat disturbance. PDM Zozulya stated staff supports the grey color scheme as appropriate for the building and would like to see the remaining building sides repainted for a finished look.

PDM Zozulya stated the petitioner is also seeking approval for a patio pergola with canopy, front awning, and replacement of two upper patio light fixtures.

Dan Ambrisco, representing LifeSport Athletic Club, presented the exterior changes to the ARB. Mr. Ambrisco stated due to limited access around the building, they did not paint the north and west sides. Mr. Ambrisco said the height of the trees are up to seven feet and there is a creek that would prohibit installation of ladders or platforms. There was discussion regarding fire access doors. Mr. Ambrisco stated he met with the Fire District who recommended clearing landscape 3-4 feet around the doors. Steve Wild, property owner, discussed the investments and improvements they have been making to the building. Mr. Wild said he would prefer not to remove the bushes and trees as it provides a screen for the neighbors. Mr. Ambrisco said they will be looking at replacing the roof soon and would like to have additional time granted to paint the remaining exterior walls if required.

Mr. Ambrisco presented the other additional exterior changes which are intended to be an upgrade the façade.

Alternate Member Hefner said he understands the costs involved but at some point, the north and west walls will need to be repainted. Mr. Wild summarized the history of the building noting the multiple painting renovations over the years and that there is no immediate need to paint the north and west sides. Mr. Wild said extensive landscape removal on the north and west wall is cost prohibitive, they are willing to provide an update in 2-3 years based on the condition of the exterior. Member McCall said it would be acceptable to provide staff and the ARB with a plan to paint in 2-3 years. There was discussion about ice accumulation on the patio canopy. Mr. Ambrisco stated the canopy will not have water/ice buildup.

Chair Kennerly agreed that roof replacement is a priority for the building owners but recommended they submit a roll-out plan for the north and west exterior walls to be repainted. Chair Kennerley suggested the petitioner consider some landscape trimming away from building as well as monitoring the proposed new lighting fixture surface over the years for deterioration.

Member Santosuosso moved and Member Killedar seconded the motion to approve the minor Special Use amendment regarding exterior building color change and related site and building improvements, including lighting, awnings, and accepting the grey

color on the south elevation. The roll out plan shall be submitted to staff by September 20, 2022, to include other exterior work to be completed, trimming of foliage along north and west side, and the repainting of north and west side to be completed by September 2026.

AYES: Kennerley, Orzeske, McCall, Santosuosso and Killedar
NAYS: None
ABSENT: None
ABSTAIN: None

3.2 Consideration of Proposed Industrial/Warehouse Design Guidelines (Village of Lincolnshire)

PDM Zozulya presented a detailed summary of this item. PDM Zozulya stated the Village has been receiving numerous inquiries for additional warehouse facilities and tear downs of existing former corporate headquarters for new warehouse development. PDM Zozulya stated the Village Board adopted an eight -month moratorium that began in September 2021 and ended in May 2022, suspending the approval and permit issuance for building additions and new construction to provide time for staff and staff’s consultant to come up with plans and guidelines. PDM Zozulya also stated the current code does not appropriately address these types of uses.

PDM Zozulya stated the guidelines will focus on the following areas:

1. Building façade
2. Parking areas
3. Trash enclosure and service yards
4. Loading areas
5. Detention areas, and
6. Sustainable areas

There was discussion regarding the number of vacant lots and buildings in the proposed Office and Industrial districts. PDM Zozulya reviewed the options for consideration the ARB should discuss and make recommendations on.

Member Orzeske noted most warehouse buildings are pre-cast concrete, inquiring if the village would require an elaborate front entrance that will add costs. Member Orzeske suggested the possibility of including some type of artwork on the elevations. Member Orzeske noted the limited number of vacant parcels and questioned whether the guidelines are necessary. Member Orzeske said the Village should discourage the monolithic look. Alternate Member Hefner stated the Village should encourage quality design for the benefit of residents and corporate employees.

Chair Kennerley stated design guidelines will be useful to encourage design elements, especially in areas of high visibility noting the pressures of costs of construction considerations that developers always cite when they appear before the ARB. Chair Kennerley noted in previous reviews the ARB requested additional landscape, exterior

changes, and these properties still look like big box warehouses. Chair Kennerley suggested renderings of office and warehouse elevations and material examples be included in the design guidelines with emphasis on street facing properties.

Member Santosuosso noted the design guidelines include incorporation of windmills and solar trackers which he would not recommend, although they are outside the ARB’s review scope which involve the design guidelines only. He also noted consideration should be given to parcels that get rezoned and still want to blend in with the Village’s proposed guidelines. Chair Kennerley inquired whether existing warehouses would be required to meet the new guidelines upon sale regardless of where they are located. PDM Zozulya clarified that if the Village board adopts the proposed code changes, warehouse type uses would not be allowed outside the Industrial district.

There was discussion regarding the Village Board’s approval of the design guidelines as submitted and the inclusion of windmills and solar trackers. PDM Zozulya explained that the ARB can provide recommendations after the final review of the design guidelines.

Member McCall inquired about the Lincolnshire Corporate Center private covenants and whether the ARB should review them prior to finalizing the guidelines. PDM Zozulya stated staff will share pertinent sections of the covenants with the ARB.

Member Orzeske temporarily left the meeting at 7:32 p.m.

Member Santosuosso moved and Member Killedar, seconded the motion to continue discussion and consideration of the proposed industrial/warehouse design guidelines with the following actionable items for the next meeting:

1. Develop a list of acceptable exterior building materials.
2. Provide the Lincolnshire Corporate Center Covenants to the ARB for review as a reference.
3. Review additional images of buildings to be provided by staff and ARB members.

AYES: Kennerley, Santosuosso, McCall, and Killedar

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Kennerley declared the motion carried.

Member Orzeske returned at 7:40 p.m.

4.0 UNFINISHED BUSINESS. None

5.0 NEW BUSINESS. Member McCall inquired about the status of the Keystone development at the southwest corner of Milwaukee Avenue and Half Day Road. PDM Zozulya noted that the petitioner is working on the redesign of Thorntons

building with the Thorntons design team to incorporate the ARB’s comments and return to in July.

6.0 CITIZENS COMMENTS. None

7.0 ADJOURNMENT. None

Chair Kennerley declared the meeting adjourned at 9:35 p.m.

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