



# VILLAGE OF LINCOLNSHIRE

## MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, November 15, 2022

Present:

~~Chair Kennerley~~

Member McCall

Member Santosuosso

Member Killedar (remote)

Planning & Development Manager Zozulya

~~Member Orzeske~~

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

Alternate Member Malhotra (voted due to  
absence of full member)

Trustee Raizin

### 1.0 ROLL CALL

Member Santosuosso 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.

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

Alternate Member Hefner moved and Member McCall seconded to appoint Member Santosuosso as Chair Pro Tem. Motion passed unanimously by voice vote.

### 2.0 APPROVAL OF MINUTES

**2.1** Approval of the minutes of the Architectural Review Board meeting held on Tuesday, October 18, 2022.

Alternate Member Hefner moved and Alternate Member Malhotra seconded the motion to approve the minutes as presented for the Tuesday, October 18, 2022 Architectural Review Board Meeting.

Motion passed unanimously by voice vote. Chair Pro Tem Santosuosso declared the motion carried.

### 3.0 ITEMS OF GENERAL BUSINESS

**3.1 Public Hearing Regarding Variances from Title 12 (Sign Control) of the Lincolnshire Village Code in the Office/Industrial Sign District to Permit a Wall Sign Logo Exceeding 30" and Sign Face Height Exceeding 36" (3 Overlook Point – Zebra Technologies).**

Chair Pro Tem Santosuosso recessed the ARB meeting and opened the Public Hearing. Chair Pro Tem Santosuosso reviewed the rules and procedures pertaining to the public hearing process.

PDM Zozulya provided staff review of this petition for sign variances for Zebra Technologies at 3 Overlook Point. She stated the petitioner currently relies on an existing 5'-tall monument sign along Overlook Point for identification. She noted the proposed wall sign logo exceeds the 30" maximum height and the proposed sign face height exceeds the 36" maximum sign face height in the Office/Industrial Sign District. She stated the building is more than 1,000 feet from Milwaukee Avenue and lacks visibility. PDM Zozulya stated Zebra is a well-known global company and would like to elevate their image and identification. PDM Zozulya stated the property owner and Van Vlissingen & Company, the administrator of the Lincolnshire Corporate Center covenants, is also in support of the sign. PDM Zozulya stated the logo height and sign face height as proposed do not meet code, noting the renderings provided by the petitioner illustrate the lack of visibility for a code-compliant sign. PDM Zozulya stated Lincolnshire has established a precedent on wall sign relief, including Amerimark (200 Tri State International), Toms Price (725 Milwaukee Ave), and NorthShore Medical (920 Milwaukee Avenue). PDM Zozulya stated the petitioner has met the legal notification requirements. A notice of public hearing was also published in the newspaper by Village staff. No public comment has been received. PDM Zozulya stated at the conclusion of the public hearing and recommendations from the ARB, the item will be scheduled for Village Board review.

Paul Rzewuski, Elevate Sign Group, representing the petitioner, reviewed the request for a white internally lit wall sign on the east building façade facing Milwaukee Avenue. He also described the requests for variances and presented the Findings of Fact which were entered into the record by the ARB. Mr. Rzewuski presented the sign plans and elevations depicting both day and nighttime view as well as photos of other signs that have received variances.

Alternate Member Hefner asked if the illuminated LED colors could be changed seasonally. Mr. Rzewuski said they could; however, Zebra is not interested in color variations and prefers to keep it white.

Chair Pro Tem Santosuosso asked if any members of the audience had any comments. There were none. Chair Pro Tem Santosuosso closed the public hearing.

Member McCall moved and Alternate Member Hefner seconded the motion to recommend approval of the requested wall sign variances.

AYES: Killedar, Hefner, McCall, Santosuosso, Malhotra

NAYS: None

ABSENT: Orzeske, Kennerley

ABSTAIN: None

Chair Pro Tem Santosuosso declared the motion carried.

PDM Zozulya stated that request will be forwarded to the Village Board for consideration on November 28, 2022.

### **3.2 Approval of Site Plan and Exterior Building Modifications (475 Bond Street – Setna iO)**

PDM Zozulya presented background and summary of the petition, noting the Village is very excited for Setna iO relocating from Chicago to Lincolnshire. PDM Zozulya stated the 12-acre property includes a 221,548 square-foot office/industrial building which is currently occupied by Alight which will vacate the building end of 2022. PDM Zozulya stated the petitioner proposes to change a portion of the office space to warehouse with modifications to the parking lot, new sidewalks, pavers, and outdoor gathering spaces for employees with improved enhancements. PDM Zozulya stated there is a surplus of parking on the property. She noted EV charging stations are planned which do not require board approval.

PDM Zozulya stated the petitioner proposes to repaint the entire precast building from light grey to dark brown for a modern look and to address the rust and color patches that currently exist. Modifications to the entryway are planned in addition to a mural installation on the current 'monument' wall. PDM Zozulya stated additional lighting will be installed; existing landscape will be preserved and enhanced.

David Chaimovitz, founder, and CEO of Setna iO, presented history of the company stating it was founded in 2016. Setna iO sells aircraft parts around the world with a repair and manufacturing facility in Tempe, Arizona. Mr. Chaimovitz stated his company has experience massive growth since 2019 with plans for expansion overseas, with 50-60 people located in the global headquarters in Lincolnshire. Mr. Chaimovitz stated he is looking forward to coming back to the Northshore and having his global headquarters in Lincolnshire.

Megan Coyle, Principal of Roll Studio, presented the plans for the exterior renovations. Year one improvements will include fresh paint, consolidation of the exterior entrances, outdoor spaces and boosting the curb appeal with landscape areas. Ms. Coyle stated the building is in great condition but exterior needs to be updated with a grand main entryway. Ms. Coyle said the monument wall presents a great opportunity for a mural that reflects the business. Ms. Coyle presented before and after renderings that show the gathering areas, additional landscape, trellis, noting they are reducing the impervious area of the site. She stated they will be adding three deciduous trees, evergreen shrubs, grasses, and perennials. Ms. Coyle noted the mural artwork presented is just a place holder. Setna will return to the ARB for mural review and approval. Ms. Coyle detailed the trellis, outdoor seating area and landscape enhancements as well as material samples for review.

Alternate Member Hefner asked if the whole building is being painted. Ms. Coyle stated yes. Alternate Member Hefner asked if there is a separate egress to the patio area. Ms. Coyle stated there is a man door from the parking lot and also a second man door by the patio. Alternate Member Hefner asked about EV charging stations. Mr. Chaimovitz stated there will be EV stations in the future. Alternate Member Hefner noted that there are many resources available for making a building green and asked if they looked into that. Mr. Chaimovitz noted they plan on solar panels in the future but have not considered a green roof.

Alternate Member Malhotra inquired about truck traffic. Mr. Chaimovitz said there will not be a heavy truck usage; mostly small deliveries in the building. The building will be used for office and warehousing at this time. There will be no manufacturing. Alternate Member Malhotra asked about exterior lighting on a dark building and new signage. Ms. Coyle said the existing lighting will remain on the walks and parking lot adding that signage and mural design will be presented later.

Member McCall inquired about the company name. Mr. Chaimovitz stated they considered aero trade in the name but after consulting with attorneys they decided this logo/name with is unique to their business and is protected and means "second to none aviation". Member McCall asked why they chose a dark building color scheme which he believes makes it monolithic. Ms. Coyle said the dark grey with full sun will show light; many reveals on the building that will highlight with one color. Cast of light through the new glass, trellis, and landscape areas. Member McCall said on the three other elevation she solid grey color may be too much. Member Killedar would like to see more murals on the building. Mr. Chaimovitz said he will consider additional murals and present proposals to the ARB.

Trustee Raizin asked if evergreens should be considered Ms. Coyle reviewed in detail yews and other plantings with the winter interest, stating they did not want tall evergreens to block the façade. The ARB members agreed no additional evergreens are needed and appreciated the geometric landscape placement in front of the building with vertical aspen trees and shrubs.

Member McCall moved and Alternate Member Hefner moved to approve the proposed site plan and exterior building modifications.

AYES: Killedar, Malhotra, Hefner, McCall, Santosuosso

NAYS: None

ABSENT: Orzeske, Kennerley

ABSTAIN: None

Chair Pro Tem Santosuosso declared the motion carried.

PDM Zozulya stated this is final board approval, petitioner can move forward to permitting.

### **3.3 Approval of a Minor Amendment to a Special Use Permit Regarding Façade Modifications and Related Improvements for Building B of the Phase 2 Storage Facility Expansion (200 Industrial Drive – U-Haul/Amerco Real Estate Company).**

PDM Zozulya summarized the petitioner request for Phase 2 Building B of U-Haul, stating U-Haul has been making building and site improvements since ARB and Village Board approval in 2021. Since that time, U-Haul has identified the need to make several changes to the approved plans for Building B which include a size change from 93,544 Square Feet to 100,087 square feet due to hallway width adjustments with the overall footprint remaining the same. PDM Zozulya stated U-Haul is also requesting to move

the rooftop units originally to ground mounted units and increase the number of units to from 9 to 14. PDM Zozulya said the proposed ground units will be located along the east (front) and west (rear) side of the building with code-compliant evergreen screening. PDM Zozulya stated staff has encouraged to place these units at the rear of the building. U-Haul said this would not be possible due to service line distance specifications. PDM Zozulya stated the increase in the building size will require three additional parking spaces along the south façade of building G. PDM Zozulya indicated staff and the Long Grove Fire Protection District reviewed the proposed parking and has no have concerns. PDM Zozulya stated the Village of Buffalo Grove staff has been made aware of the changes; no comments were received to date.

Brian Heimsoth and Heather Gagliano, B&C Enterprises, presented the changes to the ARB as outlined in the packet and renderings. Mr. Heimsoth noted that due to supply challenges, material substitutions must be made. Regarding the relocation of the mechanical units, rooftop units will not be available until 2024. Ground mounted units are proposed to the front of the building due to technical requirements of the units.

Alternate Member Hefner asked about EV charging. Mr. Heimsoth stated none are planned for this site. Chair Pro Tem Santosuosso asked if the ground mounted units could be placed on the roof. Mr. Heimsoth stated these are residential type split units which are not configured for rooftop placement. PDM Zozulya stated the screening will be required to be taller that the units.

Ms. Gagliano stated the wall sign tagline has been removed from Building A as requested by the Village during the 2021 approvals.

Alternate Member Hefner moved, and Member McCall seconded the motion to approve the minor amendment to a Special Use Permit regarding façade modifications and related improvements for Building B.

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

Chair Pro Tem Santosuosso declared the motion carried.

PDM Zozulya stated this is final approval, petitioner can move forward to permitting.

### **3.4 Approval of the Proposed 2023 Architectural Review Board Meeting Schedule (Village of Lincolnshire)**

PDM Zozulya stated this is an internal matter for meeting dates for the 2023 year. No changes are proposed. Chair Pro Tem Santosuosso asked if the proposed November 21 date should be moved to the prior week due to the proximity to the Thanksgiving holiday. PDM Zozulya noted the Zoning Board is scheduled to meet on the second Tuesday in November and a different date can be identified if desired. ARB members decided not to change the date and

check with members regarding their availability if there is a meeting agenda planned for November.

Alternate Member Hefner moved and Member McCall moved the motion to approve the proposed 2023 Architectural Review Board Meeting schedule.

AYES: Killedar, Malhotra, Hefner, McCall, Santosuosso

NAYS: None

ABSENT: Orzeske, Kennerley

ABSTAIN: None

Chair Pro Tem Santosuosso declared the motion carried.

**4.0 UNFINISHED BUSINESS.**

**5.0 NEW BUSINESS.** None

**6.0 CITIZENS COMMENTS.** None

**7.0 ADJOURNMENT**

Chair Pro Tem Santosuosso declared the meeting adjourned at 8:12 p.m.

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