



# VILLAGE OF LINCOLNSHIRE

## MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, January 17, 2023

Present:

Chair Kennerley (Remote)  
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, November 15, 2022.

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

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

NAYS: None

ABSENT: Hefner

ABSTAIN: None

Chair Kennerley 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 Commercial Sign District to Permit a Wall Sign Letter Height Exceeding 24" and Sign Face Height Exceeding 36" (675 Milwaukee Avenue – Child First Academy)

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

PDM Zozulya provided a staff review of the petition for sign variance for Child First Academy at 675 Milwaukee Avenue. PDM Zozulya stated the Village

Board approved a Special Use for Child First Academy in August 2021. The daycare center is expected to open in February 2023. PDM Zozulya stated the variance request is for the wall sign only over the front entrance on the west elevation with the proposed sign exceeding the required letter height of 24" and the maximum permitted sign face height of 36". PDM Zozulya stated several signs have received similar variances, including Toms Price, NorthShore Medical, Amerimark, and Zebra Technologies.

PDM Zozulya noted the petitioner has notified surrounding property owners within 250' of the property as required by code. In addition, the Village published a notice of public hearing in the Daily Herald on January 2, 2023. PDM Zozulya stated village staff has not received any comments from the public. PDM Zozulya stated the Village Board will have final vote on the variance and that staff is in support of the request.

Yav Boziloff, Owner Signarama Buffalo Grove, presented the plans for the proposed wall sign. Mr. Boziloff stated the daycare center name does not allow the business name on the sign to be designed all on one line; it will have to be divided into two rows per the rendering. Mr. Boziloff stated the variance will allow the sign design to be in proportion to the building. Mr. Boziloff presented the findings of fact and requested they be entered into the record.

Member McCall suggested moving the sign down. Member Orzeske agreed. Member Killedar noted the relocation may not be possible due to the vertical rods. Member McCall agreed and stated he did not notice the rods at first. Member Killedar asked if the white color will be similar to the Toms Price. Mr. Boziloff responded the intent is to make it the same shade of white.

Chair Kennerley asked if there is a Child First logo or color scheme that could go with the sign. Rick Duncan, owner of Child First Academy stated they do have a logo, but it is not a registered trademark. PDM Zozulya clarified that a trademark would be required if wording is included in the actual logo. Mr. Duncan responded that their logo does not have any wording. PDM Zozulya said adding the logo might increase the proposed sign area and other variances may be required and a new public hearing notice would need to be published for a future ARB meeting and discussion based on any updated proposal. Mr. Duncan added he will go back to his design team to discuss but wants to move forward tonight with the sign as proposed.

There being no further comments, Chair Kennerley closed the public hearing and reconvened the ARB Meeting.

Member Orzeske moved, and Member McCall seconded the motion to recommend approval of the request to permit the wall sign variances for Child First Academy as requested.

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

NAYS: None

ABSENT: Hefner

ABSTAIN: None

Chair Kennerley declared the motion carried.

**3.2** Approval of a Minor Amendment to the Rivershire Planned Unit Development to Eliminate One Tennis Court from Approved Development Plans (Rivershire Subdivision – Rivershire Bath and Tennis Association).

PDM Zozulya stated the approved Rivershire Development Ordinance indicated two tennis courts. The petitioner is requesting to remove and replace one court and eliminate the second court due to both lack of usage and high maintenance costs to the homeowner’s association. PDM Zozulya stated the plan is to convert the removed court to grass in the short term, with consideration of planting new trees in the future. PDM Zozulya stated the ARB has the final approval on the minor PUD amendments. Staff recommends approval of the minor PUD.

Jared Margolis, MK Asset Management representing the Rivershire Bath and Tennis Association, presented the plans for the elimination of the second tennis court. Mr. Margolis said they have met with the residents who are in agreement by vote to remove one court, replace one court and create a park-like setting.

Jeanie Bress, President of the Rivershire Bath and Tennis Association, reviewed the discussions they had with the residents. Member McCall asked about installing a pickle ball or paddle tennis court. Ms. Bress said they have investigated paddle tennis court. Due to noise levels, they looked at a sound barrier but found it cost prohibitive.

Member Killedar moved and Member McCall seconded the motion to approve a minor amendment to the Rivershire Planned Unit Development to eliminate one tennis court from the approved development plans.

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

Chair Kennerley declared the motion carried.

**4.0 UNFINISHED BUSINESS**

**5.0 NEW BUSINESS**

PDM Zozulya presented an update to the Half Day Landing proposal at the southwest corner of Milwaukee Avenue and Half Day Road. She stated the developer received Village Board approval of their preliminary development plan in December 2022. They will need to come back for Village Board approval of their final development plan.

Chair Kennerly asked about the TSJ site . PDM Zozulya stated the demolition is complete and site cleanup is under way. This will make the site shovel ready for future development. The property is currently being marketed for sale.

**6.0 CITIZENS COMMENTS**

**7.0 ADJOURNMENT**

Chair Kennerly adjourned the meeting at 7:50 p.m.

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