



VILLAGE OF LINCOLNSHIRE

MINUTES SPECIAL ARCHITECTURAL REVIEW BOARD MEETING Thursday, July 6, 2023

Present:

Chair Kennerley (Remote)

Member McCall

Member Santosuosso

Member Killedar

Alternate Member Malhotra

Member Hefner

Member Orzeske

~~Trustee Liaison Raizin~~

Planning & Development Manager Zozulya

1.0 ROLL CALL

Member Santosuosso called the meeting to order at 7:12 p.m. Planning & Development Manager (PDM) Zozulya called the Roll.

PDM Zozulya stated Chair Kennerley requests the Board's consideration of the appointment of Member Santosuosso as Chair Pro Tem for the evening. Member Hefner moved and Member Killedar seconded the motion. PDM Zozulya declared the motion carried.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Special Architectural Review Board (ARB) meeting held on Tuesday, May 16, 2023

Member Hefner moved and Member Killedar seconded the motion to approve the minutes as presented for the Tuesday, May 16, 2023, ARB meeting. Member Hefner requested confirmation he was still the Alternate member as stated in the May 16, 2023, meeting minutes. Chair Kennerley stated his appointment as a regular member became effective in June; therefore, the minutes are accurate. PDM Zozulya said staff will verify Member Hefner's status and correct the minutes if needed.

Motion passed unanimously by voice vote.

PDM Zozulya declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Approval of a ground monument identification sign in the office industrial sign district (505 Shelter Road - Signarama Buffalo Grove/ Kubota engine America Corporation)

PDM Zozulya provided a staff review of the petition for approval of a ground mounted identification sign. She noted the petitioner originally appeared before the ARB in May and returned with the additional information requested by the ARB regarding the durability of the stucco material proposed for the new sign and landscaping around the sign.

Petitioner Yav Boziloff from Signarama Buffalo Grove presented a slide show that gave examples of other signs made from the stucco material to show its durability, including Lincolnshire Animal Hospital (installed 20 years ago) and Children’s Land (installed 14 years ago).

Joel Valdivia with Brightview Landscaping representing the petitioner provided a detailed overview of the existing and proposed landscape plan.

ARB member Killedar and Chair Kennerley asked clarifying questions about the sign material, landscaping plans, and potential impacts of the new sign location on the landscaping.

Member Killedar moved, and Member McCall seconded the motion to approve the ground mounted identification sign for Kubota.

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

NAYS:

ABSENT:

ABSTAIN:

PDM Zozulya declared the motion carried.

3.2 Approval of a minor amendment to a Special Use Permit regarding a Landscape and Hardware plan for a new outdoor gathering area (1207 and 24325 Riverwoods Road – Ascension of Our Lord Greek Orthodox Church)

Petitioner Pamela Self with Pamela Self Landscape Architecture stated the church intends to create a new outdoor gathering area for reflection, quiet time, and outdoor events. The proposed outdoor area would include new trees, shrubs, grasses, flowers, benches, and hardscape elements like a patio and pavers.

Ms. Self presented plans and materials for the proposed landscape and hardscape elements. She also showed photos of the existing area and how the new outdoor area would be laid out. Ms. Self explained the church will remove the basketball court and replace it with grass to create additional impervious surface. No impervious surface variance is required for the proposed project.

Member Hefner asked clarifying questions about the grading, site topography, and drainage. Member Hefner also stated his preference for a rendering or elevation to better visualize the transformed space.

The petitioner satisfactorily answered the questions and explained that the proposed grading changes would be minimal. She also noted that the outdoor area is primarily for the parishioners' use.

Member Hefner moved and Member McCall seconded the motion to approve the minor special use amendment, as presented in the packet with the condition that the petitioner obtain a site work permit from the village in addition to a building permit for any site grading associated with the project.

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

NAYS:

ABSENT:

ABSTAIN:

PDM Zozulya declared the motion carried.

3.3 Approval of a Minor Amendment to a Special Use Permit regarding Lot D Parking Expansion and Related Landscaping and Lighting Improvements (1 Stevenson Drive – Adlai E. Stevenson School District 125)

Petitioner Sean Carney, Assistant Superintendent for Business, Adlai E. Stevenson High School, stated the school would like to expand the Lot D parking area and make related landscaping and lighting improvements.

Mr. Carney noted the proposed expansion would add 109 new parking spaces but through restriping and widening of existing spaces to comply with code, the net gain would be 95 spaces. The expansion is needed due to increasing enrollment and staffing at the school. He said evergreen trees are incorporated into the landscape plan and the light poles will point downward.

Chair Kennerley and Member Orzeske asked questions about alternative asphalt options, drawings to visualize the transformed space, and the life of the new parking lot given the school's projected enrollment.

Mr. Carney answered the questions and explained that the school believed the new parking lot would be sufficient for the projected five-year enrollment of 4,900 students. If shortage arise, the school will look at reducing student parking for staff. They acknowledged that the school needed to tighten up bus ridership and limit student driving to avoid further parking expansions.

Mr. Carney also showed areas along Indian Creek Road for potential school projects.

Member Hefner moved and Member Orzeske seconded the motion to approve the minor amendment to the special use permit as proposed, with the condition recommended by staff to obtain a site work permit from the Village.

3.4 Receipt of a Report Regarding the 2023-24 Comprehensive Plan Update (Village of Lincolnshire)

PDM Zozulya stated that the village is in the process of updating its 2012 Comprehensive Plan with the help of Teska Associates, a consulting firm.

A Steering Committee consisting of 22 members, including Architecture Review Board Chair Kennerley, was formed to guide the update process. The committee has held three meetings so far.

The project website, aspireLincolnshire.org, contains reports, documents, and a comment map for the public to provide input.

The ARB members were asked to review the existing conditions report, goals and objectives document, and other plan documents to provide feedback and comments to help improve the plan.

The Steering Committee will review plan concepts and key area plans at their August 24 meeting. A draft plan is slated for completion in the fall and will go through the Zoning Board for a public hearing and the Village Board for final review and adoption.

The ARB members were encouraged to stay involved by reviewing documents on the project website, attending public events, and providing comments to Chair Kennerley or staff.

4.0 UNFINISHED BUSINESS

PDM Zozulya noted a major warehouse development project with two buildings totaling almost 400,000 square feet is scheduled to appear at the July 18 meeting. Given the scope of the project, it may require more than one meeting. She noted the ARB will review and the petitioner is aware of the Village's new warehouse design guidelines and understands they must demonstrate how their project meets the guidelines.

5.0 NEW BUSINESS

6.0 CITIZENS COMMENTS

7.0 ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Minutes submitted by Shannon Latham, Administrative Assistant, Community & Economic Development.