



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, December 19, 2023

Present:

Chair Kennerley (remote but could not participate due to technical issues)

~~Member Hefner~~

Member Lazarus

Member McCall

Member Santosuosso

Member Orzeske

Alternate Member Malhotra

Trustee Liaison Raizin

Planning & Development Manager Zozulya

1.0 ROLL CALL

Member Santosuosso called the meeting to order at 7:00 p.m., and Planning & Development Manager (PDM) Zozulya called the Roll.

PDM Zozulya requested the Architectural Review Board's consideration of appointing Member Santosuosso as the acting chairperson for the evening per Chair Kennerley's request. Member Lazarus moved, and Member McCall seconded the motion. PDM Zozulya declared the motion carried.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board (ARB) meeting held on Tuesday, October 17, 2023

Member McCall moved and Member Orzeske seconded the motion to approve the minutes as presented for the Tuesday, October 17, 2023, ARB meeting.

AYES: Lazarus, McCall, Santosuosso, and Malhotra

NAYS: None

ABSENT: Hefner, Orzeske

ABSTAIN: None

PDM Zozulya declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Approval of Alterations to a Ground Monument Identification Sign in the Commercial Sign District (150 Jamestown Lane – Northshore Sign/The Wealshire Center of Excellence)

PDM Zozulya gave a brief overview of the proposed alteration to a ground monument sign identification sign in the commercial sign district at 150 Jamestown Lane for the Wealshire Center of Excellence.

PDM Zozulya stated the location is prominent off Milwaukee Avenue and the request is to enclose the existing monument sign structure in a sleeve over the existing brick material.

PDM Zozulya stated the panel would still state the name but there would no longer be any brick present. Staff brought the proposal to the ARB due to the structural alterations that would change the appearance of the sign.

PDM Zozulya welcomed Mr. Anthony Celia from Northshore Sign to provide design details about the proposed ground sign alterations and to answer any questions the ARB may have.

Mr. Celia stated they wanted to remodel the existing brick monument to make it more readable for commuters driving by since the original sign had been there for quite some time.

Mr. Celia explained they intended to cover the entire display with an aluminum panel and only the letters would be illuminated. The colors will match the building and the new sign panel would fully enclose the existing brick monument while being anchored to the brick panels.

Member McCall asked if the end panels were the same color as the front and back panels.

Mr. Celia responded affirmatively.

Member Lazarus asked why the proposed renderings show only a partial closure on the side panels.

Mr. Celia explained they depicted a partial closure at the bottom to show the existing monument was under the aluminum panels but stated the panel goes completely from bottom to top without a break in the materials.

Chair Pro Tem Santosuosso asked if the Northshore was proposing a cap at the top of the sign or if they were leaving it open and if there was a slope.

Mr. Celia stated the top is completely enclosed and there is a slight slope.

Member Lazarus stated Northshore is putting a cover over the existing monument and asked how they were securing it in place.

Mr. Celia stated the individual display backs are anchored directly into the brick panels. Once they are anchored to the brick panels, the covers are then attached to the existing aluminum, so they are structurally fastened together.

Member McCall asked if there was going to be any new landscaping to the base of the sign.

Mr. Celia stated there would be upgrades to the landscaping once the sign is complete.

Chair Pro Tem Santosuosso asked about the wayfinding sign on the rendering for the front of the building.

Mr. Celia stated the sign is existing and they are planning to reface that sign in the near future.

PDM Zozulya stated staff included the wayfinding image for comparison purposes to demonstrate that there was more than one sign. She stated the sign was originally approved as a Wayfinding sign and will need to be brought to the ARB for review and approval for any structural changes or to convert it to an identification sign.

Chair Pro Tem Santosuosso expressed concerns about the color scheme shown and how it worked with the architecture and building materials of the structure. He noted the proposed sign color choices did not seem to be represented in the building's architecture.

Member McCall asked if they considered trying to use the existing masonry signage and install new lettering on the existing brick.

Mr. Celia stated there was no way to put new letters on the existing monument without putting some sort of projection on it to illuminate the letters. He stated there is existing ground lighting, but it wasn't satisfactory and needed more illumination to be seen clearly.

Member McCall moved and Member Lazarus seconded the motion to recommend approval of the proposed ground monument identification sign, with the conditions that the landscaping around the sign be improved and the other directional signage that reflects the existing design be upgraded to reflect the new design within a period of two years.

PDM Zozulya reminded the petitioner to file a sign permit application prior to sign installation.

AYES: Lazarus, McCall, Santosuosso, and Malhotra

NAYS: None

ABSENT: Orzeske, Hefner

ABSTAIN: None

PDM Zozulya declared the motion carried.

3.2 Approval of a Ground Double Post Identification Sign in the Office/Industrial Sign District (475 Bond Street – Setna iO)

PDM Zozulya provided an overview of the approval of a ground double post identification sign for Setna iO. She stated Setna iO has been upgrading their 475 Bond Street campus as their new corporate headquarters.

PDM Zozulya stated they are requesting a new ground identification sign

as the previous tenant’s sign would be removed. The proposed sign complies with sign code requirements and landscaping plans.

PDM Zozulya noted the sign seemed more like a directional sign than a corporate identification sign to staff but Setna iO prefers this design due to its crisp clean look. The ARB approval would be final, and no Village Board approval is needed.

Jenelle Weber from Setna iO gave a brief presentation of their proposed ground sign. She stated the new sign would be black stainless steel with illuminated white letters to stand out from the background with a simple, sophisticated, and sleek modern design.

Setna iO felt this design would match the large, bold building well by making the sign more welcoming while directing attention to the building. Setna iO also noted the building is taking on the dark color now with plans to add new landscaping around the sign as well. Their presentation showed what the sign would look like during the day and in the evening with illumination.

Member Malhotra asked if the LED lights would just be for the Setna iO logo or also for the street address. Ms. Weber responded that the LED’s would be for the logo only, not the street address.

Member Lazarus asked if Setna iO had plans to put the Setna iO logo on the building. Ms. Weber representative responded Setna iO has no plans to add a wall sign.

Member Lazarus expressed concerns about the visibility from a distance with a black background and stated the address may not be illuminated enough. He noted it is an aesthetic decision but advised them of potential difficulties.

Trustee Raizin asked Member Lazarus to elaborate on his concern.

Member Lazarus responded the address on the sign may need to be bigger or have more substantial lighting to be visible from far away.

PDM Zozulya reminded the petitioner to file a sign permit application prior to sign installation.

Member McCall moved and Member Lazarus seconded the motion to recommend approval of the proposed ground double post identification sign as presented.

AYES: Lazarus, McCall, Santosuosso, and Malhotra

NAYS: None

ABSENT: Orzeske, Hefner

ABSTAIN: None

PDM Zozulya declared the motion carried.

3.3 Approval of the Proposed 2024 Architectural Review Board

Meeting Schedule (Village of Lincolnshire)

PDM Zozulya stated this is an internal matter where staff brings forward the proposed meeting schedule based on the meeting calendar approved by the Village Board. She noted all meetings are set for the third Tuesday of each month. She asked if there were any concerns about the holidays that would require changes and said the board could approve the schedule as presented or with changes.

Member Lazarus moved and member McCall second the motion to approve the 2024 Architectural Review Board meeting schedule as proposed.

AYES: Lazarus, McCall, Santosuosso, and Malhotra

NAYS: None

ABSENT: Orzeske, Hefner

ABSTAIN: None

PDM Zozulya declared the motion carried.

4.0 UNFINISHED BUSINESS

None.

5.0 NEW BUSINESS

PDM Zozulya provided an update regarding the speculative warehouse development by Panattoni that the ARB had reviewed over several meetings and provided a positive recommendation for. She informed the ARB that the Village Board had approved the preliminary development plan and preliminary plat of subdivision.

PDM Zozulya stated the Village Board appreciated the time the ARB spent reviewing the proposal.

Member Lazarus inquired about the status of the fence addition for the Panattoni development which was supposed to be submitted to the ARB for review and recommendation. PDM Zozulya responded Panattoni's team determined upon further review a fence was no longer required.

6.0 CITIZENS COMMENTS

7.0 ADJOURNMENT

Member McCall moved and Member Lazarus seconded the motion to adjourn the Architectural Review Board Meeting. The voice vote was unanimous and PDM Zozulya declared the meeting adjourned at 7:45 p.m.

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