



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, February 20, 2024

Present:

Chair Kennerley

Member McCall

Member Santosuosso

~~Member Lazarus~~

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

Member Orzeske

Trustee Raizin (Arrived at 7:11 p.m.)

Planning & Development Manager Zozulya

1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:02 p.m., and Planning & Development Manager (PDM) Zozulya called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board (ARB) meeting held on Tuesday, January 16, 2024

Member Santosuosso moved and Member McCall second the motion to approve the minutes as presented for the Tuesday, January 16, 2024, ARB meeting.

The motion passed unanimously by voice vote.

Chair Kennerley declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Recognition of Former Architectural Review Member Dan Hefner

Chair Kennerley thanked former member Dan Hefner for his service on the Architectural Review Board. Chair Kennerley stated Dan Hefner had become an integral member of the Architectural Review board and they appreciated everything he had done. PDM Zozulya prepared bullet points highlighting Dan Hefner's contributions, such as reviewing applications and providing creativity, thoughtfulness, and a broad perspective. Chair Kennerley wished former member Hefner well and said she hoped he would stay in touch.

3.2 Consideration of Revisions to a Comprehensive Sign Package in the Tri-State Planned Unit Development (300 Tri-State International - Bradford Allen Management Services)

3.3 Consideration of a New Wall Identification Sign in the Commercial Sign District for Quill (300 Tri-State International - Bradford Allen Management Services)

Chair Kennerley opened Items 3.2 and 3.3 simultaneously at the staff's request given they are related.

PDM Zozulya provided a brief introduction of the request on behalf of the petitioner. She stated the petitioner, represented by the Bradford Allen team, seeks approval for a wall sign at the 300 Tri-State building, part of the Tri-State International Center, located near Interstate 94. She stated Quill had moved into this building and wished to have a wall and existing ground sign for identification purposes. While the ground sign did not require additional Board approval, the wall sign did not fit within the pre-approved parameters, necessitating an amendment to the Planned Unit Development (PUD) governing the center.

PDM Zozulya noted the primary departure from the ordinance involved the height of the lettering and sign face. The current maximum allowed was 3 feet tall, while the proposed Quill sign design required it to be 5 feet 1 inch tall. All other aspects of the sign meet the requirements.

PDM Zozulya stated the amendment to the sign package, if recommended by the ARB and subsequently approved by the Village Board, would apply to any future anchor tenants in the building, provided they stayed within the specified requirements and provided the Village Board did not limit their approvals to Quill only.

The departure is justified based on the building's setbacks and previous precedents set by the Village Board, such as the amendment of Amerimark's sign package for the neighboring 200 Tri-State building. The impact of the sign would primarily be on the Tollway-facing east elevation, away from residential areas. Given the corporate status of Quill, visibility was crucial, and the illuminated sign would serve this purpose.

Dan Schumann of Poblocki, representing the petitioner, presented a sample of the proposed wall sign, explaining it featured raised lettering similar to what they intended to use for the Quill sign. He noted the requested change was primarily for size, with the proposed 56 square foot sign being comparable to other signs in the area, such as the CDW sign, which is much larger.

Cindy Edwards, the general manager for the property, highlighted distinctive features of the Quill sign, particularly the large tail on the "Q" requiring the increased height. She emphasized the significant setback of the building from the highway and expressed the desire for the sign to promote Quill's presence in the village.

Ms. Edwards provided visual comparisons of the proposed sign's size to nearby signs, including the CDW sign, indicating the Quill sign is

not unusually large. She also presented images showing the setback of the proposed sign from the highway, underscoring the need for visibility from the road. The illumination of the sign, achieved through internal lighting with white lettering to match the building, was highlighted as a design feature.

Marcel Gravin, a representative from Quill, expressed gratitude for the opportunity to speak and reaffirmed their commitment to remaining in the Village. He stressed the importance of visibility from the highway and the intention to have the sign blend seamlessly with the building's aesthetics. He concluded with a request for approval to install the sign to showcase Quill's presence in the community.

Member Santosuosso thanked the presenters for providing renderings of the proposed sign, noting its compliance with regulations and suitability for the building's size and setbacks.

Member Orzeske asked how the sign would be mounted and if each of the individual letters would have a power source running to the letter for illumination. He also inquired about the penetration into the building from the wiring and mounting brackets.

Mr. Schumann confirmed each letter of the proposed sign would be individually mounted and illuminated with LED lighting. They also verified there would be five penetrations into the building, along with mounting brackets, all of which had been reviewed and accepted by management to ensure compliance with regulations.

Member McCall stated he had no issues with the proposed sign.

Alternate Member Malhotra expressed concerns about fairness among multiple tenants in the building regarding signage. He asked whether there would be any additional monument signs to complement the proposed wall sign, ensuring equitable visibility for all tenants.

Mr. Schumann confirmed the proposed building had multiple tenants, but only one sign would be installed on the wall as per ordinance regulations. They clarified that there was already an existing monument sign on-site, to which they had added a panel for the proposed sign.

Chair Kennerley asked whether the dot for the letter "I" in the proposed sign would be part of the same mounting or separate.

Mr. Schumann stated that it would be separate, resulting in six penetrations in total.

Chair Kennerley expressed satisfaction with this clarification, affirming that she had no further concerns and believed the proposed sign was proportionate to the building and provided adequate visibility from the expressway.

Member Santosuosso moved and Member McCall seconded the motion to recommend approval to the Village Board of the proposed changes to the comprehensive sign package in the Tri-State Planned Unit

Development for 300 Tri-State International to increase the allowable sign lettering and face height from 3 feet to 5 feet 1 inch.

AYES: Kennerley, McCall, Malhotra, Orzeske, & Santosuosso
NAYS: None
ABSTAIN: None
ABSENT: Lazarus

PDM Zozulya declared the motion carried.

Member Santosuosso moved and Member McCall second the motion to recommend approval to the Village Board of the proposed wall identification sign for Quill in the Commercial Sign District at 300 Tri-State International.

AYES: Kennerley, McCall, Malhotra, Orzeske, & Santosuosso
NAYS: None
ABSTAIN: None
ABSENT: Lazarus

PDM Zozulya declared the motion carried.

3.4 Approval of a Minor Special Use Amendment Regarding Modifications to a Gas Station Canopy (490 Milwaukee Avenue – ImageFX/Graham C-Stores Co.)

PDM Zozulya provided an update on the BP gas station/Graham convenience store, highlighting recent renovations completed in 2022, which included changes to the store's appearance and upgrades to monument signs and the trash enclosure. The current request regarding the gas station canopy under consideration involves a minor amendment to their Special Use permit. The proposal is to add BP-branded green fascia around the canopy with a lit green bar, along with swapping existing BP logos and adding a fourth logo to the fourth (west) side of the canopy. All logos are to be lit. These changes aim to upgrade the canopy while complying with code regulations, with the logos being 30 inches tall, the maximum allowed. PDM Zozulya emphasized that these improvements aligned with previous approvals for the Shell gas station at 1000 Milwaukee Avenue and were consistent with branding practices. Given the absence of nearby residential buildings, staff expressed no concerns about the proposed changes.

Thomas Williamson, representing Graham C-Stores, and Jim Williams from Image FX, discussed plans to upgrade the gas station. A sample of the LED light bar was passed around, showcasing its warm glow. The proposed logos would be 30 inches, smaller than the sample shown, to fit within the canopy fascia area. Additionally, a fourth lit logo would be added to the backside of the canopy to attract attention from the west. The color scheme remained consistent with BP's standard image, featuring shades of green, yellow, and white.

Member McCall asked if they were going back to the green on the convenience store building. They responded that the convenience store colors will remain unchanged.

Mr. Williams provided detailed electrical specifications for the sign, including the number of LEDs, wattage, and volts. He also explained how the new fascia will be attached to the existing fixture, demonstrating its profile and installation process. The manual included instructions for installing transformers for the light bar and logos, along with specifications, cutting instructions, and warranty details. He referenced a similar installation at the Shell gas station, highlighting their trademark features.

Alternate Member Malhotra inquired whether there were plans to address the poor condition of the landscaping around the monument signs. Mr. Williamson responded affirmatively, indicating that landscaping around the monument signs was indeed part of the upgrade plan and had been implemented accordingly. Additionally, there was mention of planting grasses and other vegetation, although acknowledged openness to further landscaping improvements if necessary.

Chair Kennerley recommended improving the landscaping around the monument signs to complement the upgrades, suggesting low-lying salt-tolerant bushes and yellow flowers in line with the signage color scheme. She also proposed adding permanent greenery like evergreen plants for a finished look.

Alternate Member Malhotra expressed concern about the color scheme of the Graham C-store not aligning with the BP scheme. He expressed doubt about the feasibility of making significant changes due to this discrepancy.

Member McCall stated the lit green pinstripe on all four sides is an improvement.

Member Orzeske raised several questions regarding the gas station canopy upgrades. He inquired about the mounting process for the canopy fascia, specifically asking about the presence of corner pieces. Mr. Williams explained corner pieces are utilized in the installation process and provided details on how they are implemented.

Member Orzeske further discussed the installation, including the use of end caps and potential gaps that may occur. Mr. Williams clarified details regarding temperature-dependent expansion and contraction, addressing concerns raised by Member Orzeske. Additionally, Member Orzeske sought clarification on the aesthetic considerations for the canopy on the north side, to which Mr. Williams explained that the attachment process is not affected by direct sunlight.

Member Orzeske also raised concerns about water streaking and potential dark spots at the joints of the canopy. Furthermore, Member Orzeske inquired about the color of the fascia and expressed appreciation for its appearance, to which Mr. Williams discussed the

color scheme and its visual effects. Finally, Member Orzeske sought clarification on the origin of the BP logo design, to which Mr. Williams acknowledged awareness but was unable to provide further information.

Member Santosuosso inquired about the flatness of the seam plate to accommodate the light bar's thickness around corners. Mr. Williams addressed Santosuosso's concerns.

Member Orzeske moved, and Member McCall seconded the motion to approve the minor Special Use permit amendment regarding modifications to the BP gas station canopy at 490 Milwaukee Avenue with the stipulation that additional landscaping around both existing ground monument signs will be provided, to coincide with the upcoming planting season.

AYES: Kennerley, McCall, Malhotra, Orzeske, & Santosuosso
NAYS: None
ABSTAIN: None
ABSENT: Lazarus

PDM Zozulya declared the motion carried.

4.0 UNFINISHED BUSINESS

There was no unfinished business.

5.0 NEW BUSINESS

There was no new business.

6.0 CITIZENS COMMENTS

There were no citizen comments.

7.0 ADJOURNMENT

Chair Kennerley declared the meeting adjourned at 7:46 p.m.

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