



APPROVED Minutes of the **ARCHITECTURAL REVIEW BOARD** held on Tuesday, August 16, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Acting Chairperson Kennerley, Members Gulatee, Baskin, and Orzeske

ABSENT: Chairman Grover, Member Jensen, Alternate Barranco, and Trustee-Liaison Hancock

ALSO PRESENT: Tonya Zozulya, Economic Development Coordinator and Adam Letendre, Assistant Village Manager/Director of Community and Economic Development

CALL TO ORDER

1.0 ROLL CALL

The roll was called by **Economic Development Coordinator Zozulya** and **Acting Chairperson Kennerley** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the July 26, 2016, Minutes of the Rescheduled Architectural Review Board.

Member Baskin moved to approve the minutes as written and **Member Orzeske** seconded the motion to approve the July 26, 2016 Rescheduled Architectural Review Board Minutes. The motion passed unanimously by voice vote.

2.0 ITEMS OF GENERAL BUSINESS

Economic Development Coordinator Zozulya introduced **Adam Letendre** as the new **Assistant Village Manager/Director of Community and Economic Development**, and on behalf of the ARB, **Acting Chairperson Kennerley** welcomed him.

3.1 Consideration and Discussion of Site Design, Building Elevations, Signs, Landscaping and Lighting for a Proposed Children's Daycare Center, 250 Barclay Blvd (Viking Development LLC/The Gardner School).

Tonya Zozulya, Economic Development Coordinator, stated the Petitioner was before the Village Board on June 13, 2016, to seek their preliminary feedback for a new daycare center, which is currently a vacant site at 250 Barclay Blvd. It was favorably received by the Village Board and referred to the Zoning Board for a Public Hearing on August 9, 2016, to which there was unanimous recommendation for approval. **Economic Development Coordinator Zozulya** also noted the Petitioner is here to present the site and building design and suggested focusing on the following areas: site design, building elevations, ground sign, landscaping and exterior lighting. With regard



to the site design, the petitioner proposes to orient the building towards Barclay Boulevard in the northwest portion of the property and locate parking in front of the building along Barclay Boulevard. The plans depict a single-story, 18' tall building designed in a traditional architectural style reflecting the education mission of The Gardner School. All roof-top units will be screened with existing parapet walls. The 6' tall brick trash enclosure is designed to match the building. There is one ground sign proposed south of the site entrance and it will display "The Gardner School" and a logo. No identification wall sign is proposed, since this type of signs is prohibited by the Lincolnshire Corporate Center covenants for all buildings in that part of the Corporate Center. The Landscape Plan and exterior lighting proposed meet Village Code requirements. Staff is in support of the development plans being presented.

Rachel Turner-Lauck, with Norr Architects, displayed the site plan and reiterated the building faces Barclay Boulevard with an enclosed playground area proposed to be attached to the south end of the building. The site ingress and egress is proposed to be one-way circulation via two curb cuts from Barclay Boulevard, with 42 diagonal parking spaces in front of the building, meeting code requirements. The Landscape Plan was also shown with its extensive landscaping proposed in the public right-of-way along Barclay Boulevard, around the building perimeter, adjacent to the playground area, and at the base of the ground sign. **Ms. Turner-Lauck** presented the building elevations which featured a mixture of materials typical for The Gardner School through the use of muted tones. There is a stone base, with brick and hardieplank siding in a restrained color scheme. The architectural elements include a portico, dormers, pilasters, corbels, balconies and a cupola. The elevations are also enhanced with bahama shutters and decorative sconces. The south elevation features two glass-paned garage doors which provide an indoor playground that opens up to the attached outdoor playground. There is a 4' tall metal rail fence, which meets DCFS requirements, surrounding the playground area. The roof plan showed the parapet wall design which will serve to screen the roof-top units. The 6' tall trash enclosure design uses the same brick to match the building. The ground sign plan featured the sign materials consisting of a cast stone cap/sill to match the building, a stone pillar and base, and an aluminum sign panel with The Gardner School medallion. The lettering is proposed to be raised plastic and illuminated from ground lights. Sign location, dimensions design and landscaping meet code requirements. **Ms. Turner-Lauck** completed her presentation by briefly displaying the floor plan with the indoor playground and interior layout to accommodate 200 children, as well as the color renderings which featured the various architectural elements.

In reviewing the building elevations, **Member Baskin** noted the building looks like a retail commercial building and there is nothing to elevate the notion of education or the presence of children in the building design, as well as the scale does not relate to children. He requested insight as to how this elevation comes about and why it would be a signature to this particular school. **Ms. Turner-Lauck** noted the architectural design and detailing is consistent with what The Gardner School is looking for with regard to materials and some elements. The



footprint is identical to other locations in the area by combining materials and styles. In all their locations, the client likes to see the various architectural elements incorporated in order to have a visual continuity and an architectural style of the community. **Member Gulatee** stated his agreement with **Member Baskin** with regard to the architecture of the building elevations and the design should focus on the children. **Ms. Turner-Lauck** noted their willingness to work with the Village and go back to their client with the Board's feedback in order to make the design better reflect the use of the building.

Economic Development Coordinator Zozulya offered some background with regard to the first design presented by the architectural team, as the elevations looked nothing like this evening's proposal. The elevations were flat and completely industrial-like, similar to the other pre-fab buildings. Upon review of the initial design, Staff reached out and asked the applicant to come up with another variation on their traditional design that would be more in keeping with the educational mission of the school. This is their second attempt, which was given a lot of thought. Staff's initial read on it is that it complies with code and is in keeping with the Village's material and color palette. Discussion ensued between the Board and the applicant with suggestions for feedback. **Mr. Orzeske** added his agreement with **Members Gulatee** and **Baskin** and suggested changing colors and scaling some of the architectural features to the children. **Member Gulatee** expressed keeping the design simple and staying with one style in order to keep the context of the overall building architecture. **Acting Chairperson Kennerley** noted that the proposed exterior design is geared toward the parents while the interior design is more child-like. She suggested streamlining the client's vision with a focus on the exterior design, the colors, and choice of design elements to better fit into the community. **Member Baskin** reiterated that it needs to look like a school and not like a retail mall. **Member Orzeske** agreed that it should resemble a school, albeit, it might be better if it does not look like a school given our current social environment. In conclusion, **Ms. Turner-Lauck** was appreciative of the Board's feedback and will return to next month's meeting with the revisions.

With regard to the Site Plan, **Member Gulatee** expressed concern for the proposed one-way traffic circulation and suggested thought be given to reversing the overall layout of the school by placing the playground on the north end of the school. This would allow for a longer stretch of cars on the site for drop-off/pickup purposes in order to avoid a potential backup of traffic on Barclay Boulevard. **Jon Grzywa**, with Woolpert Civil Engineers for the project, stated the one-way circulation works well at their other school locations, because the drop-off/pickup times are staggered during the two-hour time frames and traffic congestion has never been an issue. **Member Gulatee** questioned the turning radius and sufficient clearance for the garbage trucks at the trash enclosure area. **Mr. Grzywa** noted operationally there is ample clearance, but offered to soften the north radius to give the trucks more room in order to avoid damaging any landscaping or curb areas. **Acting Chairperson Kennerley** inquired if the drive aisle was sufficient for backing out of the parking space, to which **Mr. Grzywa** noted the drive aisle is 18' wide and there is enough room to circulate throughout



the site. He added that the angled parking is easier for maneuvering out of the parking space.

In response to **Member Gulatee's** concern with forming a motion, **Economic Development Coordinator Zozulya** recommends tabling this agenda item until the September 20th ARB meeting, as it is clear from the Board's discussion they are not in favor of the proposed building design. She suggested the architect should feel free to offer more than one design in order to be better prepared. In order to keep the meeting moving forward, she offered to the Board to continue with the ground sign, landscaping, and exterior lighting discussions.

Member Gulatee expressed his satisfaction with the ground sign design as it is clean and simple, to which **Member Baskin** concurred and reminded the applicant to keep the revised building design and sign consistent and proportionate. **Acting Chairperson Kennerley** was satisfied with the Landscape Plan and noted a nice mixture of evergreens and trees and diversity in colors, and to make certain there is year-round color in the landscaping.

Member Baskin noted that trees can create a scale over time and shaping space, which can serve to break up and add interest to building elevations.

Member Gulatee felt the exterior lighting is fine and questioned the height of the lights. **Economic Development Coordinator Zozulya** noted the height range is from 17' to 23' and it meets the code required maximum of 25', albeit the height may have to be adjusted according to the scale of the revised building design.

Member Gulatee suggested using bollards in consideration of scaling the elevations. **Acting Chairperson Kennerley** added to make certain there is enough lighting along the building front and the site especially during the winter months when the daylight is shortened. It was noted the photometric plan was included in the presentation packet for this agenda item.

3.2 Design Workshop on Proposed Development Plans for Culver's Restaurant and Lincolnshire Marketplace Shopping Center, Northeast Corner of Milwaukee Ave and Rte 22 (Lincolnshire Marketplace LLC).

Tonya Zozulya, Economic Development Coordinator, pointed out that no formal ARB vote/recommendation will take place, as this item is a scheduled design workshop. The petitioner intends to incorporate the ARB's comments, further refine their proposal, and return to the September ARB meeting and seek a formal review and recommendation at that time. In providing an overview, **Economic Development Coordinator Zozulya** noted Draper and Kramer, an affiliate of Lincolnshire Marketplace LLC, has been working with the Village since 2013 when they submitted conceptual site development plans to the Village Board to generate input from the Village regarding site layout and design. In March 2014, the ARB held a design workshop regarding those plans and provided comments to the developer. Following the 2014 ARB meeting, the plans were put on hold until specific tenants were identified. On June 27, 2016, the Village Board reviewed and referred the developer's request to the ARB for design review. Following the ARB review and eventual recommendation, the Village Board will hold a Public Hearing to amend the Downtown Planned Unit Development regarding Culver's Restaurant and shopping center ground signs. Due to this agenda item being a Design Workshop, **Economic Development**



Coordinator Zozulya noted that the memo has been structured to cover all the topics for discussion and Staff asks the ARB and the petitioner to likewise structure their reviews and any questions or concerns accordingly. This is a very complex request for Culver's, as well as it addresses some pressing signage needs for the site. Currently there are no ground signs at all, and the developer is striving to enhance this development through signage at the northeast corner of Milwaukee Avenue and Route 22, anchored by The Fresh Market. An outline has been provided by Staff for the ARB to follow beginning with Culver's Restaurant building elevations, wall, ground, and blade signs, site furniture, landscaping and exterior lighting. With regard to the shopping center, two identical multi-tenant ground signs and one Fresh Market identification/directional sign are proposed, as well as tenant sign panel criteria for multi-tenant signs.

There are a number of Sign Code Exceptions involved with this request that will be considered by the Village Board at a Public Hearing following an ARB recommendation. Staff has provided a list of staff-identified exceptions, for ARB reference, to assist the Board in evaluating design aspects of the proposal. These sign code exceptions are relevant in tonight's discussion as to what the ARB's task is from a design standpoint, because a lot of it is design-driven. Focusing on Culver's Restaurant, the petitioner proposes to construct a 4,310 sq. ft. restaurant on a 5-acre Parcel C which is located north of The Fresh Market and the Marathon Gas Station and south of the spine road. The proposed building materials and colors are consistent with the Fresh Market store and the types of quality materials are referenced in the Downtown Design Guidelines. Further, **Economic Development Coordinator Zozulya**, noted there are three wall signs proposed on the south (front), west (Milwaukee Avenue) and north (drive-thru) elevations. The location of the north sign does not meet code as it does not face a public street or a parking lot. The sign illumination does not meet code which requires backlit/halo illumination. In addition, all three signs exceed the allowable sign lettering and face height and are larger than adjacent commercial wall signs. A ground monument sign is proposed south of the Culver's building to identify the restaurant. The sign meets code in all areas except for the following—method of illumination (internal illumination is proposed rather than external illumination required by code for single tenants); the display of an electronic message board is prohibited by code in any district except for gas station signs; and the sign copy is closer than 6" to the sign perimeter. Product and services are also not permitted. Staff believes the proposed internal sign illumination should be revised to external to comply with code. There are no existing single-tenant ground signs in the Downtown Sign District that are internally lit. There are three existing electronic message board signs in the Village, permitted as part of Planned Unit Developments and Areas of Special Sign Control—CityPark, Stevenson High School, and Marriott Resort. The ARB should determine whether the sign illumination should be changed to external and an electronic message board sign should be removed from the sign face. Another sign proposed is the Blade Sign. Staff is concerned the drive-thru location and design of the blade sign advertising Culver's products does not meet code which requires blade signs to be designed in keeping with the building design and be located near a public entrance. The ARB should determine whether or not the blade sign should be eliminated. With regard to the site



furniture, Staff applauds the Petitioner for providing an upgraded patio furniture package. The ARB should determine whether additional patio furniture upgrades are necessary for enhanced quality of the Downtown site. The proposed landscape plan meets and exceeds code requirements. Staff reviewed the Petitioner's tree survey/inventory and determined the proposed tree replacements will compensate for the trees scheduled for removal. The lighting plan depicts light poles and building gooseneck lights. The Petitioner will provide a photometric plan at the next ARB meeting to confirm code-required lighting levels have been met.

Economic Development Coordinator Zozulya referenced the shopping center ground signs which are two identical 4-panel ground signs—one proposed to be installed along Milwaukee Avenue, south of the existing Milwaukee Avenue access point, and one along Rte. 22, east of the existing access point. A third ground sign will be at the intersection of Milwaukee Avenue and Rte. 22 for the purpose of identification for The Fresh Market. An arrow on the sign will direct traffic north on Milwaukee Avenue to access the site via the spine road. In addition, attached is proposed tenant sign panel criteria designed to establish consistent requirements for tenant sign panels. Staff believes the proposed two multi-tenant shopping center signs are in keeping with the design of the center, including The Fresh Market and Culver's buildings. While the shopping center sign height, length and the overall sign size exceeds the Sign Code, it is consistent with the recently approved multi-tenant shopping center ground signs at the Village Green and Lincolnshire Commons. Therefore, Staff is in support of the sign dimensions as proposed. Additionally, Staff is in support of the proposed design and location of the Fresh Market ground sign which identifies the Fresh Market grocery store and is intended to help direct traffic to the Milwaukee Avenue shopping center entrance. The proposed tenant sign panel criteria are consistent with the Village Green and Lincolnshire Commons shopping centers.

Mike Mallon, Sr. Vice President with Draper and Kramer, contract purchaser of the Lincolnshire Marketplace LLC, provided some background on the relationship with the Village during the past several years. He noted his efforts in working with the retail community to assemble a shopping center for the downtown area that would be pedestrian friendly as well as entice and attract retailers to the Marketplace. He will be sharing and updating us on their progress with the downtown development. **Mr. Mallon** introduced his design team and the new owner of the proposed Culver's restaurant.

Kevin Weasler, franchisee/owner with the Culver's of Buffalo Grove since 2003, provided background of the Culver restaurant history and mission, along with his successful business, and noted his connection with Lincolnshire through his in-laws who are over 40-year residents of Lincolnshire. He's looking forward to having ownership of a second Culver's restaurant location, especially in Lincolnshire. His employee count is approximately 60 and he welcomes hiring Stevenson High School students.



Katie Lambert, with OKW Architects, provided a Power Point presentation of the Culver's building elevations, site plan, and landscape plan. The restaurant will include a drive-thru along the north elevation and an enclosed outdoor patio at the southwest corner of the building. Building elevation materials include prairie stone, dryvit, hardiboard siding, and concrete. The building design incorporates Culver's corporate blue-colored awnings and patio umbrellas, in order to maintain the blue color for their corporate identity. Building material and color samples were also provided by the petitioner. The site plan with 55 parking spaces to serve Culver's needs meets code requirements. Additional shared parking will be available adjacent to the Culver's site. The landscape plan as presented meets and exceeds code requirements. **Acting Chairperson Kennerley** suggested more greenery to soften the impact of the adjacent Milwaukee Avenue and to provide more evergreens along the retaining wall on the north side of the spine road. **Ms. Lambert** offered to incorporate more landscaping as noted. **Member Baskin** liked the proposed landscaping and noted its uniqueness for scale purposes and the opportunity to expand some of the green space. **Acting Chairperson Kennerley** noted Culver's patio is too close to Milwaukee Avenue and the noise and fumes created from the traffic on Milwaukee Avenue does not offer a welcoming environment. She suggested creating a place to enjoy by extending the outdoor seating toward the east making the entry a focal point with the outdoor seating area and consider adding the element of a pergola or gazebo along with adding some planters and/or landscaping in the area of the patio. Discussion ensued pertaining to the vision of the Lincolnshire Market Place site and creating a pedestrian friendly environment by incorporating a sidewalk connection, benches, etc. to balance the road and parking lot surfaces on the site. Also, if you landscape the pedestrian sidewalk and offer shade, color, and texture by using unique landscaping, it will provide scale and shape spaces.

In reviewing the building elevations, **Member Baskin** noted the elevations are not architecturally exciting and the parapet wall is typical and to consider the viability of the roof element of the Fresh Market. **Member Gulatee** expressed his uncertainty with the architecture, and **Member Orzeske** feels the design is too institutionalized, and has a box-like appearance, especially with the parapet wall hiding the roof-top units. He pointed out the Fresh Market has a distinct difference in its architecture and presents itself as inviting and interesting. **Member Baskin** suggested incorporating the strong roof lines from the Fresh Market and using the corporate colors to tie it all together with the Fresh Market. He reiterated going back to the concept of when you come out of the building, it would be nice to see something other than headlights, and upon entering Culver's, you want to feel greeted.

Nick Mele, with Priority Signs, which is one of three national sign vendors for the Culver's brand, stated he will present the prototypical sign package as requested by Culver's corporate for the three wall signs. He will answer any technical questions, and take mental notes to share with Culver's branding and marketing teams. He displayed a Site Plan showing the mix of directional signage, informational signage, logo and branding signage, as well as the entrance sign package. On the north, south, and west elevation renderings, **Mr. Mele** superimposed the Culver wall sign. **Acting Chairperson Kennerley** noted the



west elevation sign looked proportionate to the wall area, whereas, the north and south elevation signs need to fit better in the space and be somewhat reduced. **Mr. Mele** so noted her comment. **Member Gulatee** questioned the need for three signs on the building, to which **Mr. Mallon** stated the purpose is to draw people in. **Member Gulatee** noted the three shopping center ground monument signs in their proposed locations would do more to draw customers. **Acting Chairperson Kennerley** expressed concern for the location distance of the Culver ground sign in conjunction to the building and consideration should be given to another location closer to the restaurant. **Mr. Mallon** offered to revisit the sign location. **Member Gulatee** questioned the difference between the three existing digital signs vs. the allowance of a digital sign in this development. **Acting Chairperson Kennerley** explained that it was not allowed in the Downtown Design Guidelines and the only exception is a gas station. **Economic Development Coordinator Zozulya** added that in some instances it is allowed through being part of an ordinance. Aside from the sign's location, **Mr. Orzeske** questioned how critical this sign is for marketing purposes; and if the flavor of the day is not known, how much would sales drop. **Mr. Mele** stated sales would drop 10% to 15% and Culver's Corporate says the sign is mandatory. Glenview is currently experiencing difficulty getting a franchise approved due to issues with this sign. **Mr. Mallon** added if the digital message center is not allowed, Corporate does not allow the project to move forward. **Member Baskin** noted he has no preference if the digital message sign moves forward, except for the location. He did suggest allowing the opportunity to revisit this sign review to give the Village Board an opportunity to evaluate the same, especially if new building elevations and revised architecture is presented. Discussion ensued regarding the digital message sign and **Acting Chairperson Kennerley** suggested the possibility of keeping the sign and presenting the use of a compromise through a manual changeable copy to advertise the "flavor of the day". The petitioner will seek input from both Culver's corporate and the sign contractor for other options.

The blade sign proposed to be used in the drive-thru met favorably with the Members, and the design elements of the building will be incorporated into same. **Ms. Lambert** presented the two shopping center panel ground signs and the Market Place ground monument sign and noted the materials used on the Fresh Market are replicated in design of these signs. Material and color samples were provided. She also pointed out the location of the signs on the site plan and noted they are 17' in height and externally illuminated. In addition to the two gooseneck light fixtures at the top of the sign, there are concealed LED strips within the panels separating the sign panels which provide a wash of light on same. **Member Gulatee** expressed concern for the possibility of a fifth tenant sign panel and if the sign could be accommodated for such an addition. **Mr. Mallon** will look into revising the sign to add additional tenant panels. **Ms. Lambert** noted the Lincolnshire Market Place ground sign identifies the development. **Economic Development Coordinator Zozulya** suggested raising the sign because the sign may set lower than the roadway. She also expressed concern for the delicate lettering identifying the Market Place. Discussion ensued with regard to the purpose of the arrow on the sign face and its importance in guiding people to the entrance and the Fresh Market. There was



concern the Fresh Market may be interpreted as identifying the development. **Member Gulatee** suggested a wall sign on the Fresh Market building would provide visibility in locating the store. There was also input from the Members to provide proper year-round landscaping for this sign.

The Petitioner thanked the ARB for their feedback and will consult with their team to focus on the architecture, building elevations, landscaping, and signage. **Economic Development Coordinator Zozulya**, reminded the Petitioner to return to the September 20th ARB meeting with their revisions and **Acting Chairperson Kennerley** suggested the Petitioner provide more than one design revision in order to have options to reach a compromise, if necessary.

- 4.0 UNFINISHED BUSINESS (None)
- 5.0 NEW BUSINESS (None)
- 6.0 CITIZEN COMMENTS (None)
- 7.0 ADJOURNMENT

There being no further business, **Acting Chairperson Kennerley** adjourned the meeting at 10:05 p.m.

Respectfully Submitted,
Linda Jones, Administrative Assistant, Community & Economic Development Dept.