



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, January 15, 2019
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations. The Architectural Review Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Architectural Review Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Architectural Review Board Meeting.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Architectural Review Board Meeting Held on Tuesday, December 18, 2018.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of an Identification Building Wall Sign Design for Wipfli, 100 Tri-State International (Prodigy Lighting & Sign).

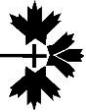
3.2 Approval of a Minor Amendment to an Existing Special Use Permit for Ascension of Our Lord Greek Orthodox Church Regarding Building Dome Material and Color Changes, 1207 and 24325 Riverwoods Road (Ascension of Our Lord Greek Orthodox Church).

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT



- UNAPPROVED** Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, December 18, 2018 in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.
- PRESENT:** Chair Kennerley and Members Orzeske, McCall, Baskin, Tapia, and Santosuosso
- ABSENT:** Trustee-Liaison Hancock and Member Jensen
- ALSO PRESENT:** Ben Gilbertson, Assistant Village Manager/Director of Community and Economic Development

CALL TO ORDER

1.0 ROLL CALL

The roll was called by **Ben Gilbertson, Assistant Village Manager/Director of Community and Economic Development (AVM/CED)**, and **Chair Kennerley** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the September 4, 2018 Minutes of the Architectural Review Board.

Member McCall inquired about the Westgate Homeowners Association's fence request and if they complied with the ARB's recommendations. **AVM/CED Director Gilbertson** said they did comply with the ARB's recommendations to the extent they could in terms of fence undulation and landscaping.

Member Santosuosso requested an amendment to page 6, paragraph 4, line 10 in include the word "not" with respect to the precedence-setting of architectural design and bulk regulation standards. **AVM/CED Director Gilbertson** said the change would be noted.

Member Tapia moved and **Member Baskin** seconded the motion to approve the minutes with the amendment recommended by **Member Santosuosso** for the September 4, 2018 Architectural Review Board.

The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of a Minor Amendment to an Existing Special Use Permit for Shell Gas Station/Circle K Regarding Convenience Store and Car Wash Building Design and Sign Changes, 1000 Milwaukee Avenue (Municipal Resolutions).

- **Karen Dodge of Corporate Identification Solutions** on behalf of Circle K provided an introduction and overview of the project and proposed design,



noting the new design is intended to incorporate the corporate branding of Circle K. **Ms. Dodge** provided details on the Circle K logo, dimensions, changes to respective elevations, directional signs, and illumination on both the convenience store building and car wash facility. She stated her client has agreed to staff recommendations. **AVM/CED Director Gilbertson** provided clarification on staff's recommendations as follows:

- Install the new red fascia band with orange and white accents of the west elevation of the convenience store and on the north elevation of the car wash; and
- Remove the existing instructional board from above the car wash entrance and the signs on both sides of the car wash entrance upon the installation of the new "car wash" building sign and the freestanding car wash menu board.

Chair Kennerley inquired about the current lighting of the Circle K logo and if it was currently illuminated. **Ms. Dodge** stated she believed it is LED.

Member Tapia asked if the signs would be removed on the west elevation of the car wash. **AVM/CED Gilbertson** stated they would be removed with installation of new signage and band wrapping.

Member Orzeske commented on the existing mirror above the car wash entrance and asked if there would there be safety concerns if the mirror was removed. **Ms. Dodge** stated the mirror was there to assist drivers and didn't think it would be an issue if the mirror were removed.

Member Baskin asked about intent of the changes with addition of the color wrapping. **Ms. Dodge** said these are corporate colors and that this project was part of a larger re-branding effort, as well as enhancing visibility. **Member Baskin** stated he was fine with the proposal.

AVM/CED Director Gilbertson thanked **Planning & Development Manager Tonya Zozulya** as the project manager for this petition and **Ms. Dodge** for their patience and perseverance throughout the process.

Member Orzeske moved and **Member McCall** seconded the motion to approve the proposed convenience store and car wash signs and fascia band for the existing Shell Gas Station/Circle K convenience store, located at 1000 Milwaukee Avenue, as depicted in a presentation packet prepared by Municipal Resolutions, with the cover letter dated September 24, 2018 and as depicted in the material/color sample board provided at the meeting, subject to recommendations contained in the staff memorandum as noted below:

1. Install the new red fascia band with orange and white accents on the west elevation of the convenience store and on the north elevation of the car wash.
2. Remove the existing instructional board from above the car wash entrance and the signs on both sides of the car wash entrance upon



the installation of the new “car wash” building sign and the freestanding car wash menu board.

The motion passed unanimously by voice vote.

- 3.2 Workshop regarding Text Amendments to Title 12, Sign Control, of the Lincolnshire Village Code, to Consolidate and Revise Regulations in the Downtown and Corridor Commercial Sign Districts for Permanent Signs (Village of Lincolnshire).

AVM/CED Director Gilbertson introduced the item and provided background on the Downtown and Corridor and Commercial Corridor Sign Districts. He noted at the October 22, 2018 Committee of the Whole meeting, during consideration of the comprehensive Sign Code Revisions, the Village Board directed staff to research and evaluate wall and ground sign dimensions in both the Downtown and Corridor Commercial Sign Districts for standardization. **AVM/CED Director Gilbertson** presented three scenarios for the Architectural Review Board to consider:

- Combine districts and apply all current corridor commercial requirements;
- Maintain districts and apply all (or certain) corridor commercial requirements; or
- Combine districts and develop/apply new requirements.

Member McCall provided background on development of the Village Green Downtown Center noting at the original desire to attract retail and maintain its own unique identity as a downtown center; adding he thought it was reasonable at this time to combine the districts.

Chair Kennerley asked if there was a way to streamline signage approvals; adding she does not see a need to distinguish signs in these districts. **AVM/CED Director Gilbertson** noted there are Village Board members in favor of keeping the current requirements while others see a need to combining the districts.

Member Baskin said the Village should consider signage within broader context of other buildings design and landscaping. Discussion ensued regarding sign visibility, size, and landscaping. **Chair Kennerley** noted the ARB has a desire to improve landscape requirements for signage including year-round color. **AVM/CED Director Gilbertson** provided copies of the current landscape requirements. There was general consensus of the Architectural Review Board to enhance landscape requirements for signage, where possible.

AVM/CED Director Gilbertson stated staff would further review and report back to the Architectural Review Board the following elements:

- General consensus to combine districts and consistent standards across the Village using the Commercial Corridor Sign district dimensions;
- Desire for monument signs in both districts;



- Flexibility in signage materials while complementing building architecture; and
- More stringent landscape standards.

3.3 Approval of 2019 Architectural Review Board Calendar and Meeting Schedule (Village of Lincolnshire).

AVM/CED Director Gilbertson stated the Illinois Open Meetings Act requires all advisory boards to approve their meeting schedule and calendar prior to or at the first meeting of the year. **AVM/CED Director Gilbertson** reviewed the 2019 dates for the Architectural Review Board meeting schedule; noting the one change out of the ordinary is the October meeting.

Member Santosuosso moved and **Member Orzeske** seconded approval of the 2019 Architectural Review Board meeting dates as prepared by staff.

The Motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS (None)

Member McCall inquired about potential proposals in 2019. **AVM/CED Director Gilbertson** said staff anticipated a proposal for The St. James in early or mid-2019 to come before the Architectural Review Board.

6.0 CITIZEN COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chair Kennerley** adjourned the meeting at 8:09 p.m.

Respectfully Submitted,
Carol Lustig
Administrative Assistant,
Community & Economic Development Dept.

REQUEST FOR BOARD ACTION
Architectural Review Board
January 15, 2019

Subject: Wipfli (100 Tri-State International) Building Wall Sign

Action Requested: Consideration of a New Identification Building Wall Sign

Petitioner: Prodigy Lighting & Sign

Originated By/Contact: Tonya Zozulya, Planning & Development Manager

Referred To: Architectural Review Board

Background:

- Prodigy Lighting & Sign, the petitioner representing Wipfli, seeks to install a wall identification sign on the 100 Tri-State International building. Wipfli, an accounting and business consulting firm, is a tenant in the 100 Tri-State International office building. The proposal is supported and has been approved by property owner Bradford Allen Realty Services.
- The 110,097-square-foot building is located in the CDW Office Center (formerly known as the Tri-State International Center) at the southwest corner of Half Day Road and Interstate 94 Highway, as marked with a red dot on Figure 1 and shown in the attached map (see attached Document 1). The office complex also consists of four other buildings at 25, 75, 200 and 300 Tri-State International. The property is part of the Corridor Commercial Sign District.
- Wipfli moved to 100 Tri-State in 2018 and is interested in identifying their 33,000-square-foot office via a building wall sign facing Interstate Highway 94. No other signage is currently located on that building.
- The CDW Center was developed in 1986 as a Planned Unit Development in the B2 General Business zoning district and has been governed by Ordinances #03-1829-06 and #16-3393-120 regarding wall signage.

Figure 1: Location Map





Agenda Item 3.1 ARB

- The most recent (Ordinance #16-3393-120 - see attached Document 3) contains current wall sign regulations for the 100 Tri-State building. It allows for the display of one identification building wall sign on the east (highway-facing) elevation that exceeds the Sign Code's maximum sign height permissibility.

Approval Process:

- The 2016 ordinance stipulates that any 100 Tri-State building wall signs, which exceed Sign Code dimensional requirements, are subject to review and recommendation by the Architectural Review Board and final approval by the Village Board. No preliminary evaluation or public hearing is required as this is not a PUD exception.

Project Summary & Staff Comments:

- Below is a comparison chart, comparing the proposed wall sign with the requirements of the Tri-State Sign Ordinance as well as the Sign Code requirements. The proposed Wipfli sign height is permitted by the Tri-State Ordinance but exceeds Sign Code, requiring ARB and Village Board review/approval. All other sign parameters are compliant (see attached Document 4).

Sign	Length	Lettering Height	Color	Illumination	Materials
Wipfli (proposed)	17.7'	3'	White	Frontlit	Plastic
Tri-State Sign Ordinance	No restrictions	3'	No restrictions	No restrictions	No restrictions
Sign Code	18'	2'	No restrictions	Frontlit, backlit, or external*	Plastic, metal, or wood

**The Sign Code permits frontlit illumination for office buildings that are at least 40' in height with the sign mounted at 35' or higher from grade. The proposed building is over 40' in height and the sign will be mounted at 36-39' from grade.*

- The 75 Tri-State building and the adjacent parking deck display a CDW wall sign (8' tall and approximately 15' long with backlit/halo illumination). The 2016 Ordinance does not require uniform wall sign illumination throughout the complex (the previous ordinance, whose sign height regulations have been repealed, did require it). The property owner does not object to different illumination types. Other unified developments in the Village, including the Village Green Center and the Lincolnshire Commons Center, allow both frontlit and backlit signs within the same development.

Motion:

The Architectural Review Board moves to recommend approval to the Village Board of the proposed identification building wall sign for Wipfli, located at 100 Tri-State International, as depicted in a presentation packet prepared by Prodigy Lighting & Sign, with the cover letter dated December 26, 2018, and subject to ...

{Insert any additional conditions or modification desired by the ARB}

Reports and Documents Attached:

- Document 1: Location Map, prepared by MGP Consortium.
- Document 2: Cover letter and presentation packet, prepared by Municipal Resolutions, with the cover letter dated December 26, 2018.
- Document 3: Tri-State Wall Sign Ordinance 16-3393-120.



**Agenda Item
3.1 ARB**

- Document 4: Sign Code excerpt regarding wall signs.

Meeting History	
ARB Review (current):	January 15, 2019

DOCUMENT 1



100 Tri-State International



Map created on December 26, 2018.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

PRODIGY LIGHTING & SIGN LLC

3535 14th AVE KENOSHA WI 53140 O- 262-652-0724 F 262-652-9200

Dec. 26, 2018

Village of Lincolnshire
Architectural Review Board
One Old Halfday Road
Lincolnshire, Ill 60069

RE: 100 Tristate International Parkway

Prodigy Lighting & Sign LLC has been requested to install a sign for our customer WIPFLI Inc. at the above named location. We are requesting a review due to current Code and Ordinances established by Lincolnshire.

Per Chapter 9 Table 3 (Wall Signs) in the Corridor Commercial Sign District it mandates a maximum Letter Height of 24". Due to the viewing distance to Interstate 94 from the building we are requesting the Signage Letters proposed at a height of 36" Maximum.

Per PUD Agreement dated Feb. 22, 2016 for the 100,200,300 buildings:

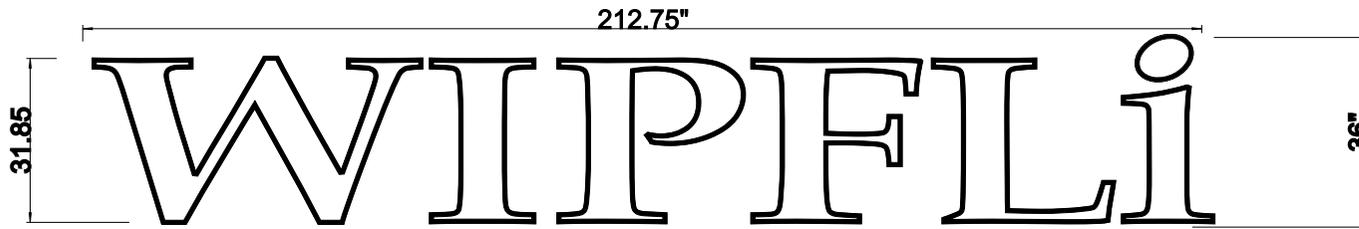
Section 2. B (1) "Sign faces with a letter height of 3 feet rather than the permitted 24" maximum height in Village Code section 12-9-1(B)(1)."

Notwithstanding the foregoing all walls signs facing Interstate Highway on the buildings identified as 100, 200, 300 Tri-State International which exceeds the standards in Section 12-9-1 (B) of The Village Code may not be erected without first submitting to the Architectural Review Board for review and recommendation and Receiving the approval of the Village Board, without further hearing.

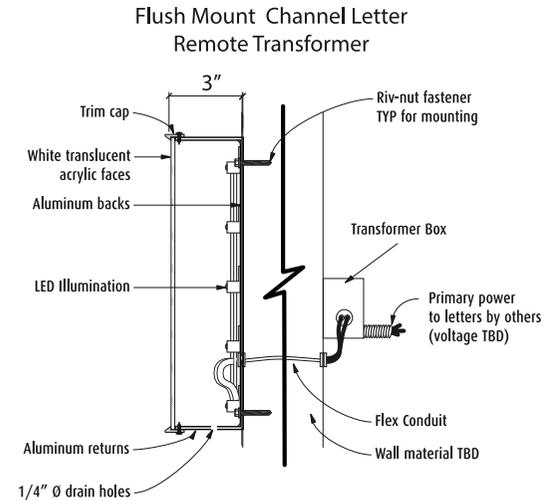
Please enter our request as shown.

Wayne Palmer
Prodigy Lighting & Sign LLC
3535 14th Ave
Kenosha, Wi 53140
262-652-0724

Day View



Scope: Channel Letters
 Returns: 3" .090 White
 Trimcap: Jewelite White
 Illumination: LED
 Mount: Flush



CLIENT WIPFLI

LOCATION 100 Tri State Parkway

DESIGNER

This is an original unpublished drawing created by Prodigy Sign LLC. It is submitted for your personal use in connection with the project being planned for you by Prodigy Sign LLC. It is not to be shown to anyone outside your organization nor is it to be used reproduced, copied, or exhibited in any fashion. All or any part of this design (excepting registered trademark) remain property of Prodigy Sign LLC

Upon acceptance of contract or letter of quotation Prodigy Sign LLC required the customer initial the copy of the sketch and indicate any change desired and return one copy along with the signed contract to our office prior to any work being done

Approved _____ Date _____
 Salesman SDDI Date 12/26/18



Night View

CLIENT WIPFLI

LOCATION 100 Tri State International Pkway

DESIGNER

This is an original unpublished drawing created by Prodigy Sign LLC. It is submitted for your personal use in connection with the project being planned for you by Prodigy Sign LLC. It is not to be shown to anyone outside your organization nor is it to be used reproduced, copied, or exhibited in any fashion. All or any part of this design (excepting registered trademark) remain property of Prodigy Sign LLC

Upon acceptance of contract or letter of quotation Prodigy Sign LLC required the customer initial the copy of the sketch and indicate any change desired and return one copy along with the signed contract to our office prior to any work being done

Approved _____ **Date** _____

Salesman _____ **Date** _____



24"

36"

WIPELI

39'

40'

Section 2. Subject Territory. Section 1 of Ordinance No. 03-1829-06 is hereby amended by striking the entire legal description therein contained and replacing it with the following:

The Property Index Numbers (PIN) of the property which is the subject of this Ordinance are 15-13-403-040, 15-24-209-019 and 16-19-101-039, commonly known as 25, 75, 100, 200 and 300 Tri-State International in the Tri-State International Office Center, located at the Southwest corner of Half Day Road (Rt. 22) and Interstate Tollway 94

Section 3. PUD Amendment. Section 2 of Ordinance No. 03-1829-06 is hereby amended by striking it in its entirety and replacing it with the following:

SECTION 2: Ordinance No. 70-230-12, as amended by Ordinance No. 78-532-21, Ordinance No. 78-541-32 and Ordinance No. 82-722-29 (collectively, the "Tristate O.C. PUD Ordinance"), is hereby amended as described below:

A. With respect to the wall signs facing Interstate Highway 94 on the buildings identified as 25 and 75 Tri-State International and the parking garage adjacent thereto, and subject to compliance with the conditions described in Section 3, CDW is granted approval for exceptions from the Sign Code to permit:

1. Sign faces with a height of 8 feet, rather than the permitted 3' maximum height in Village Code section 12-9-1(B)(1);
2. Logo sign faces to a height of 8 feet, rather than the permitted 30" maximum height in Village Code section 12-9-1(B)(1); and
3. Wall signs/logos to cover a window and/or architectural feature, which is otherwise prohibited by Village Code section 12-9-1(B)(6).

B. With respect to any wall signs facing Interstate Highway 94 on the buildings identified as 100, 200 and 300 Tri-State International, the Owner is granted conceptual approval for exceptions from the Sign Code to permit:

1. Sign faces with a letter height of 3 feet, rather than the permitted 24" maximum height in Village Code section 12-9-1(B)(1).

Notwithstanding the foregoing, all wall signs facing Interstate Highway 94 on the buildings identified as 100, 200 and 300 Tri-State International which exceed the standards described in Section 12-9-1(B) of the Village Code may not be erected without first submitting to the Architectural Review Board for review and recommendation and receiving the approval of the Village Board, without further hearing.

Section 4. Conditions. Section 3 of Ordinance No. 03-1829-06 is hereby amended by striking it in its entirety and replacing it with the following:

SECTION 3: The following exhibits shall be attached to and made a part of this Ordinance and, except as expressly modified by this Ordinance, all covenants, standards, requirements, designs or specifications in such exhibits shall be binding on CDW and the Owner:

A. Presentation Packet from J.T. Garofalo of CBRE, date stamped received February 2, 2016; and

B. The wall sign on 75 Tri-State International Office center is subject to relocating the sign 2' from the edge of the building and centering it on the concrete wall band so it protrudes 5" above and 5" below the parapet wall.

Section 5. Repealer. All findings, provisions, conditions and limitations described in the Tristate O.C. PUD Ordinance or Ordinance 03-1829-06 which are contrary to or conflict with the provisions hereof, or the findings of fact adopted herein, are hereby repealed. Furthermore, the specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent that there might be any conflict. Except for the foregoing limitation, the development of the Tri-State O.C. is subject to all terms and conditions of applicable ordinances and regulations of the Village of Lincolnshire.

Section 6. Penalties. Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) per offense, with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the

DOCUMENT 4

Village Sign Code

B. Wall Signs

Permanent wall signs are permitted in the Downtown Sign District, the Corridor Commercial Sign District, the Office/Industrial Sign District and for non-residential uses in the Residential Sign District, subject to the following standards.

1. Wall signs are permitted only in districts listed in Table 3, subject to the regulations of Table 3 and this Title. The maximum Sign Area of a wall sign shall be ten percent (10%) of the area of the wall to which it is attached, including doors and windows, or the maximum wall sign area listed in Table 3, whichever is less.
2. Wall signs are permitted for each building wall that faces a public street or parking lot, with no more than one (1) wall sign permitted on any wall, unless permitted by Section 12-9-1(B)(11) and Section 12-9-1(B)(13). Where there is a secondary customer entrance, an additional wall sign is permitted but shall be limited to no more than sixteen (16) square feet and shall only indicate the name of the business and the words “entrance,” “enter” or similar term.
3. The total area of a side wall sign or signs shall not exceed five percent (5%) of the area of the side façade of the principal building, including doors and windows, or twenty-five (25) square feet, whichever is less. Any side wall sign must be located facing a side yard of twelve (12) feet or more in width on the same lot.
4. Wall signs must be safely and securely attached to the building wall. Wall signs must be affixed flat against the building wall and must not project more than six (6) inches from the building wall. Illuminated wall signs shall not be permitted to extend more than twelve (12) inches beyond the sign face or sign structure.
5. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall to which it is attached. On buildings existing on the effective date of this Title, July 1, 2009, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign.
6. Wall signs shall not cover windows, doors or architectural features.
7. For buildings in commercial use, wall signs should be located on the sign frieze, or the portion of the building immediately above the first floor windows and below the second floor window sills in the case of a two-story building. For buildings in office use that are larger than two-stories, wall signs may be located on the top floor of the building no more

than five (5) feet above the windows on the top floor and no portion of such wall sign shall extend above the roof line.

8. Wall signs may be constructed of wood, metal or plastic.
9. Internally illuminated wall signs shall only consist of backlit/halo illumination and be designed so light does not filter through the face of individually cut letter sets. In the Corridor Commercial and Office/Industrial Sign Districts, internal illumination where light is filtered through the face of individual letter sets is permitted under the following conditions: a) the majority of gross floor area must be devoted to office use; b) the wall sign shall only identify the office occupant; c) the building height must be a minimum of forty (40) feet; and d) the wall sign shall be mounted a minimum of thirty-five (35) feet above grade. Gooseneck reflectors are permitted on all wall signs provided the reflectors concentrate the illumination upon the sign face only.
10. In no case shall any side wall or rear wall sign be permitted to contain any form of illumination if said wall is adjacent to a residential district.
11. On multi-tenant commercial buildings, all wall signs must be located at a generally uniform height on the building wall in similar proportion to one another. Wall signs identifying individual tenant spaces in multi-tenant structures shall be centered within each leaseable space unless otherwise approved by the Department of Community and Economic Development. Signs within a multi-tenant commercial development must be of a natural or white finish, however a logo or mark registered with the United States Patent and Trademark Office shall not be limited by color. Where a single principal building is devoted to two (2) or more business or commercial uses, the operator of each such use may install a wall sign. The maximum area of each such sign shall be determined by the proportionate share of the front façade, including doors and windows, of the principal building occupied by each such use and applying such proportion to the total sign area permitted for the front wall of the building.
12. On multi-tenant office buildings, one wall sign shall be permitted per building frontage, provided signs have a minimum separation from the common edge of each building frontage equal to ten feet (10') or one third (1/3) of the length of the respective frontage, whichever is lesser.
13. On multi-tenant industrial buildings, individual tenant wall signs shall be permitted only for those tenant spaces that have individual entrances facing a public street or a parking lot. Such signs must be located over or next to a corresponding entrance at a uniform height on the building wall in similar proportion to one another. Regardless of whether the first wall sign in any multi-tenant building is installed over the entry or next to the entry, that same placement type shall be required for any additional signs in the same building. The maximum area of each such sign shall be determined by the proportionate share of the front façade, including doors and windows of the principal building occupied by each tenant space and applying such proportion to the total sign area permitted for the front wall of the building. Any two adjoining wall signs placed next to entrances shall be located no closer than 1 foot (1') from each other. Any two adjoining wall signs placed above entrances shall be located no closer than 5 feet (5') from each other.
14. Within a single-tenant commercial development, signs utilizing carved, etched, or raised letters are not limited by color. Metal letters and logos shall have a non-reflective metal surface.
15. Wall signs shall be attached to a building façade at a height of not less than eight (8) feet

above any sidewalk, and may not extend over said thoroughfare and/or sidewalk.

16. Consistency must be provided between ground sign lettering for individual tenants and the corresponding lettering of wall signs on the façade of the building.

TABLE 3 WALL SIGNS					
SIGN DISTRICT	Maximum Sign Area	Maximum Sign Length	Maximum Height of Sign Face	Maximum Height of Letters	Maximum Height of Logo
Downtown Sign District	10% of the area of the wall to which the sign is attached	15 ft.	2 ft.	18 in.	24 in.
Corridor Commercial Sign District	10% of the area of the wall to which the sign is attached	18 ft.	3 ft.	24 in.	30 in.
Office/Industrial Sign District	10% of the area of the wall to which the sign is attached	20 ft.	3 ft.	24 in.	30 in.
Residential Sign District - Non-residential Use	10% of the area of the wall to which the sign is attached, or 24 sq. ft., whichever is less	8 ft.	2 ft.	12 in.	18 in.

REQUEST FOR BOARD ACTION
Architectural Review Board
January 15, 2019

Subject: Ascension of Our Lord Greek Orthodox Church Building
 Expansion, 1207 and 24325 Riverwoods Rd

Action Requested: Consideration of a Minor Amendment to the Special Use Permit
 Regarding Church Building Dome Material and Color Revisions

Petitioner: Ascension of Our Lord Greek Orthodox Church

Originated By/Contact: Tonya Zozulya, Planning & Development Manager

Advisory Board Review: Architectural Review Board

Background:

- The Ascension of Our Lord Greek Orthodox Church, located at 1207 and 24325 Riverwoods Road (see Document 1), seeks a Minor Amendment to the existing Special Use Permit to revise the previously-approved church building dome material and color from the champagne-color painted aluminum to natural gray zinc.
- Construction began in 2017 and is slated for completion later this year. The dome feature is currently covered with tarp, as shown in Figure 1.
- In 1999, the Village Board approved an annexation agreement for the 1207 Riverwoods Road property by Ordinance #99-1694-02.
- In 2000, the 1207 Riverwoods Road property was annexed into the Village and obtained a Special Use permit by Ordinance #00-1696-04 which allowed for the conversion of an existing residence and construction of a sanctuary addition to accommodate the church's needs. The annexation agreement approvals included conceptual plans for the construction of a new larger church and activity center to replace the existing home. Future expansion of the Church required substantial conformity with the development plans contained in the agreement.
- In 2008, the church sought amendments to the annexation agreement and Special Use permit, as well as annexation of a 1.92-acre property to the south (24325 Riverwoods Road) to construct a new church facility for administration offices, an education wing, and a multi-purpose parish life center. Ultimately, the 2008 application was withdrawn. In 2014, the church submitted a new application and site development plan for a new church significantly





Agenda Item 3.2 ARB

reduced in size and scope.

- On April 13, 2015, the Village Board granted the following approvals to the church: (a) an amendment to the Annexation Agreement (Ordinance #15-3358-85); (b) an annexation of the 24325 Riverwoods Road property (Ordinance #15-3359-86); and (c) an amendment of the Special Use permit to allow the church expansion (Ordinance #15-3360-87).
- On March 12, 2018, staff updated the Village Board regarding the church's Minor Special Use amendment request to permit façade revisions. On March 20, 2018, the ARB approved a Minor Special Use amendment to allow the following façade revisions:
 - Replace the previously approved a natural-color E.I.F.S. (dryvit) façade material with an earth-tone color brick material;
 - Change the natural-color color of the windows, fascia, and mortar to more closely match the proposed brick color; and
 - Replace the previously approved light grey aluminum dome material with a champagne-color aluminum material to be more compatible with the brick color. At the meeting, the church also discussed with the ARB the possibility of using titanium as an alternate dome material instead of aluminum. The ARB was concerned with titanium due to its high glare finish – also a concern for the Village Board and nearby residents. At that time, the church decided to stay with aluminum.

Current Proposal Summary & Staff Comments:

- The petitioner proposes replacing the previously-approved champagne-color aluminum dome material with a natural gray zinc material. According to the manufacturer, zinc is expected to develop patina (a surface layer of the material) after 10 years of weather exposure, changing the color to a darker gray (see attached Document 2 for renderings, photos, and other information). The petitioner will provide a physical material and color sample board at the meeting for the ARB's review.
- The petitioner's main reason for the material change is maintenance and durability. The previously-approved coated aluminum will not allow for the dome to have ridges and allows moisture to enter the building due to the difficulty of sealing the aluminum panels. Painted aluminum is also prone to chipping and peeling. The church considered alternative materials, including PVC, steel and copper, but rejected them either because of their appearance, high reflectivity, or maintenance concerns.
- The petitioner included a statement from a local metal supplier (Sheet Metal Supply) indicating that, in their professional opinion and based on the attached metal reflectivity chart, the proposed natural zinc will have the same, or lower, reflectivity than a coated aluminum material and better durability (approximately 80 years).
- The proposed gray color will coordinate with the existing dark brown asphalt roof and beige/yellow brick with gray undertones.
- Staff intends to inform the Village Board of the current request at the January 14, 2019 meeting.



**Agenda Item
3.2 ARB**

Motion:

The Architectural Review Board moves to approve a Minor Amendment to the Ascension of Our Lord Greek Orthodox Church Special Use to permit a natural gray zinc dome material for the church located at 1207 and 24325 Riverwoods Road, as presented in the presentation packet dated December 27, 2018, and. . . .

{Insert any additional conditions or modification desired by the Architectural Review Board}

Reports and Documents Attached:

- Document 1: Location map, prepared by MGP GIS Consortium.
- Document 2: Petitioner's cover letter and presentation packet, prepared by Ascension of Our Lord Greek Orthodox Church, dated December 27, 2018.

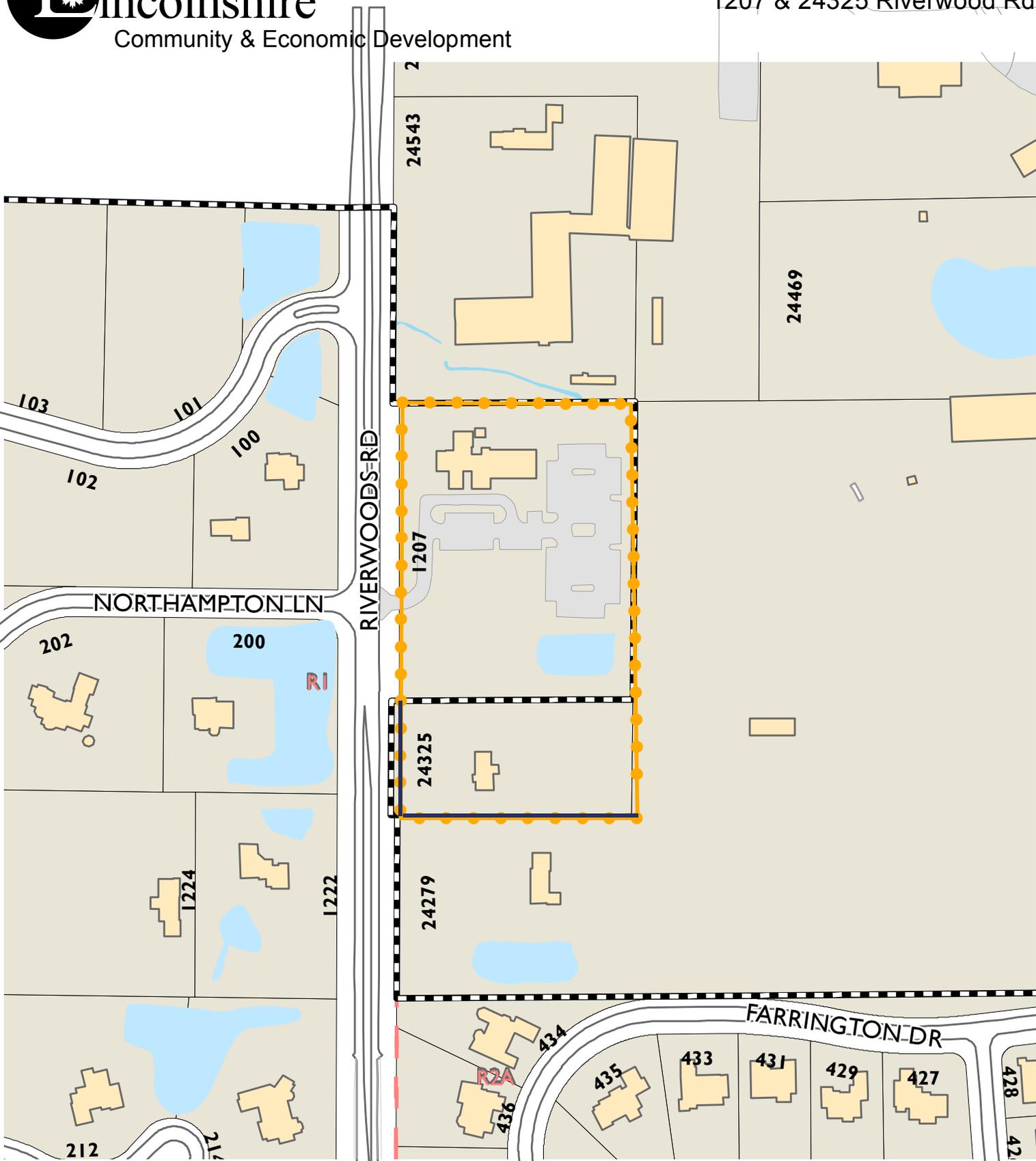
Meeting History	
Committee of the Whole	August 4, 2014
Architectural Review Board	January 20, 2015
Committee of the Whole – Public Hearing	March 23, 2015
Committee of the Whole – Update	March 12, 2018
Architectural Review Board	March 20, 2018
Architectural Review Board	January 15, 2019



Village of Pincolnshire
Community & Economic Development

LOCATION MAP

1207 & 24325 Riverwood Rd



-  Village Boundary
-  Zoning Districts
-  Building
-  Subject Location



December 27, 2018

Dear Cherise Kennerley, ARB Chair and VOL ARB members,

As discussed with staff, the Church has decided to upgrade to a natural zinc material due to its low reflectivity, ease to work with, maintenance free durability, and long life.

We have investigated using other materials including aluminum, PVC , stainless steel and copper and found them to be deficient compared with natural Zinc. Aluminum was found to be pervious at the seams and prone to maintenance issues. PVC was rejected because of its short life and appearance. Stainless steel and copper was found to be too shiny / reflective.

Please note that the grey color of the natural pre-patina zinc selected is consistent with the light grey aluminum originally approved for the project and blends nicely with the grey asphalt roof and the grey undertones of the beige brick selected.

Please note that we have provided staff with the following supporting information:

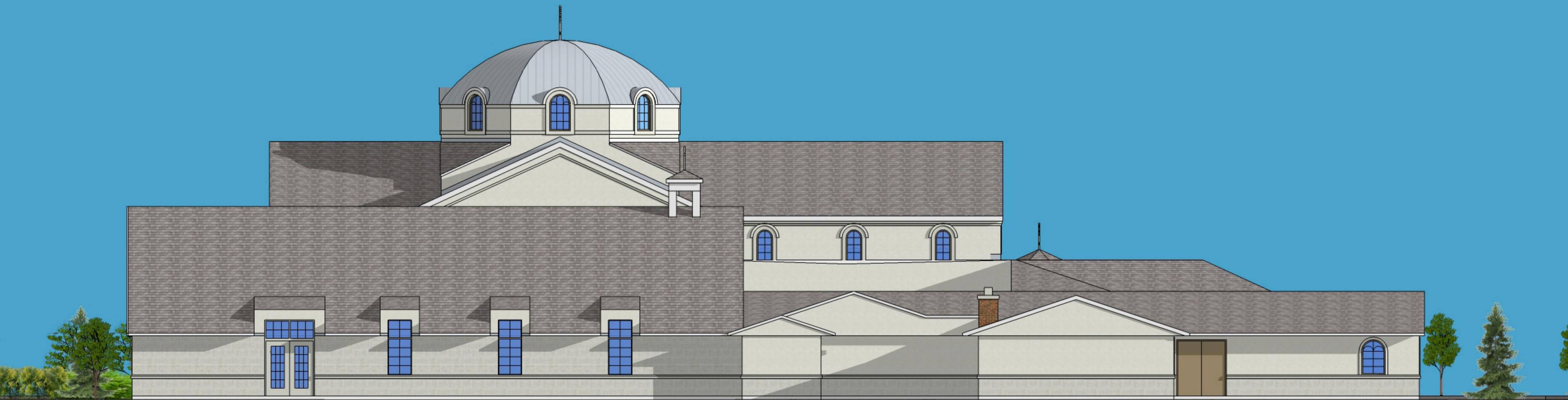
1. Renderings of the proposed gray zinc dome – labeled “PROPOSED ZINC”
 - a. At installation
 - b. After 10 years of natural weathering
2. Renderings of the previously approved painted gray aluminum dome – labeled “PREVIOUSLY APPROVED PAINTED GRAY ALUMINUM”
3. Renderings of the previously approved painted champagne aluminum dome – labeled “PREVIOUSLY APPROVED PAINTED CHAMPAGNE ALUMINUM”
4. Manufacturer’s specifications for the proposed zinc material.
5. Photos of churches with zinc domes
6. A statement from the metal supply company regarding zinc’s low reflectivity, weathering/patina process, durability, longevity, natural color compatibility with existing asphalt and brick color scheme and the level of shine/sheen the proposed zinc has at installation and over time vs painted aluminum.
7. A color and material sample board that shows the proposed zinc material, existing asphalt shingle, and brick (to be presented at ARB meeting)

Sincerely,

Bill Athenson
Construction Committee
Ascension of Our Lord GOC
M: 847 226 5106



PREV. APPROVED GRAY ALUMINUM



PREV. APPROVED GRAY ALUMINUM



PREV. APPROVED GRAY ALUMINUM



PREV. APPROVED GRAY ALUMINUM



PREV. APPROVED CHAMPAGNE ALUMINUM



PREV. APPROVED CHAMPAGNE ALUMINUM



PREV. APPROVED CHAMPAGNE ALUMINUM



PREV. APPROVED CHAMPAGNE ALUMINUM



PROPOSED NATURAL GRAY ZINC AT INSTALLATION



PROPOSED NATURAL GRAY ZINC AT INSTALLATION



PROPOSED NATURAL GRAY ZINC AT INSTALLATION



PROPOSED NATURAL GRAY ZINC AT INSTALLATION



PROPOSED NATURAL GRAY ZINC WITH PATINA



PROPOSED NATURAL GRAY ZINC WITH PATINA



PROPOSED NATURAL GRAY ZINC WITH PATINA



PROPOSED NATURAL GRAY ZINC WITH PATINA



Brick- Colorado Buff



Windows- Sand Dune



Shingles- Brown



Mortar- Light Buff



Fascia- Almond



Metal Roof- Blue Gray Zinc

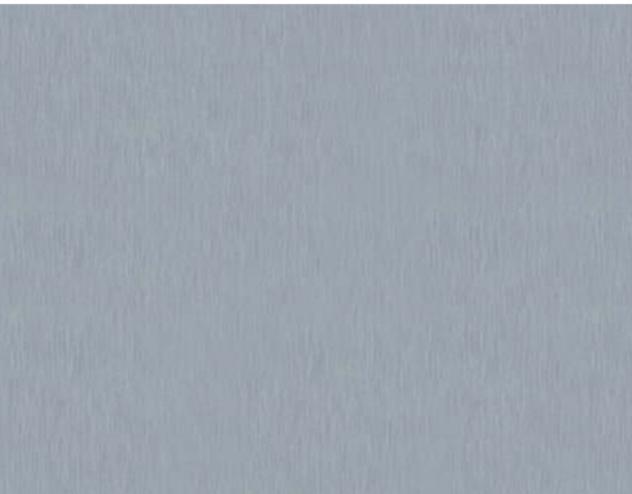
Original Metal Roof-
Gray Aluminum



Previously Approved Metal Roof-
Champagne Aluminum



Proposed Metal Roof-
Blue Gray Zinc (at installation)



Proposed Metal Roof-
Blue Gray Zinc (with patina)



Asphalt Roof- Brown



SHEET METAL SUPPLY LTD.

262 S. Shaddle Ave.
Mundelein, IL 60060

P: 847.478.8500
F: 847.478.9500

2 January, 2019

Dear VOL ARB,

I have reviewed the blue-grey natural zinc metal roof material that the Ascension of Our Lord is proposing for their domed roof and find that it meets with their specifications for low reflectivity consistent (or better than) with the painted aluminum (Champagne color) they previously considered. The natural blue grey zinc material has the ease of application, durability and longevity the Church is seeking and the blue-grey color is complimentary with the Church's existing brick and asphalt shingle in both its initial pre-patinated appearance and the slightly darker grey patina which will develop through repeated weathering cycles and exposure. Additionally, zinc will have a much longer service life (~80 years) with little to no maintenance compared with painted aluminum which is prone to paint chipping, peeling and leakage at the seams.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ben Kweton', with a long horizontal flourish extending to the right.

Ben Kweton, CSI-EP

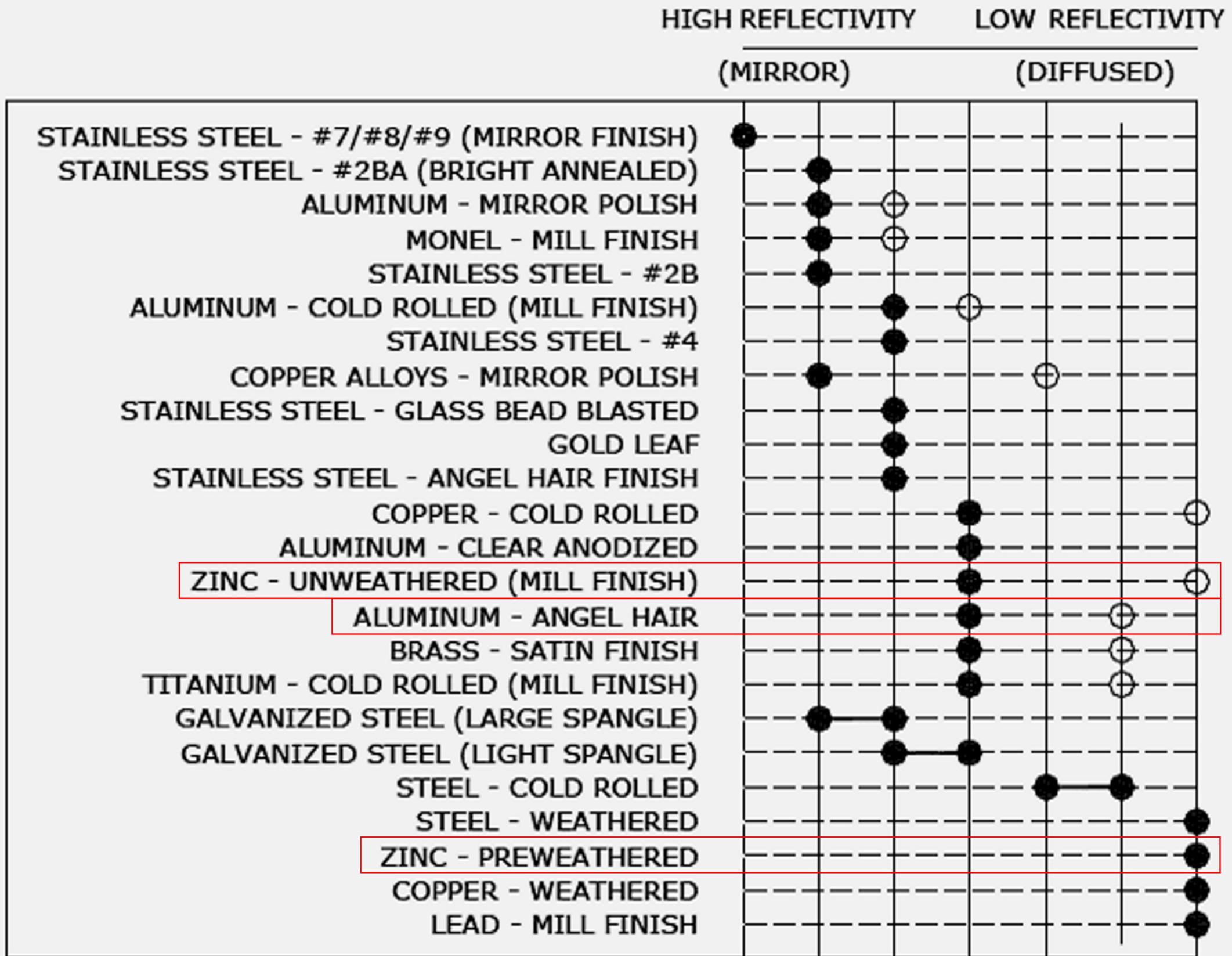
Sheet Metal Supply LTD

262 S. Shaddle Ave.

Mundelein, IL 60060

847-478-8500

RELATIVE REFLECTIVITY OF VARIOUS METALS



● SOLID DOT INDICATES REFLECTIVITY AT NEW STAGE
 ○ HOLLOW DOT INDICATES REFLECTIVITY AFTER AGING

PREPATINA LINE - LIVING MATERIAL

Naturally Preweathered Surfaces



prePATINA blue-grey and prePATINA graphite-grey

- Natural material
- Develops a natural patina
- Durable and low to no-maintenance
- 100% recyclable - infinitely
- prePATINA surfaces available in blue-grey and graphite-grey
- Easy to profile; malleable and bendable
- Extensive range of semi-finished products
- A wide assortment of roof drainage goods and accessories
- Wide variety of applications relevant to roof, facade, roof drainage and architectural details

RHEINZINK-prePATINA LINE

When using the natural RHEINZINK-prePATINA LINE surfaces in areas subject to a marine climate, white deposits may develop on the surface due to the salt in the atmosphere. These natural deposits integrate into the natural patina and because of the color contrast, are more visible on the darker, RHEINZINK-prePATINA graphite-grey surface. This will not affect the function or expected service life of the material when used on facades, roofs or other cladded building components. The natural patina will appear lighter when used in locations where the air contains chlorides. When used in environments where sulphur levels are higher, (e.g. industrial pollution), the patina may appear somewhat darker than usual.

RHEINZINK is manufactured to exceed the requirements of Euro-Norm Standard DIN EN 988 (formerly DIN 17770), which prescribes certain minimum material properties for titanium zinc. RHEINZINK is constantly subjected to quality control monitoring according to DIN EN 988, DIN ISO 9001, DIN ISO 14001 requirements, and additionally by an external inspection through an accredited, independent institute (TÜV Rheinland), according to the "Quality Zinc" criteria. RHEINZINK conforms with **ASTM B69-16** - Type 1 and Type 2 for Architectural Rolled Zinc. Type 1 is for bright rolled and blue-grey zinc and Type 2 is for graphite-grey zinc. Currently, RHEINZINK is the only manufacturer with a Type 2 designation.

Standard thicknesses: 0.7mm, 0.8mm, 1.0mm, 1.2mm and 1.5mm

Coil and Sheet widths up to 39.4" for prePATINA bright rolled and prePATINA blue-grey, prePATINA graphite-grey

RHEINZINK-prePATINA blue-grey material can be delivered with a protective film, upon request. For RHEINZINK-prePATINA graphite-grey, materials are always shipped with a protective film.

Download

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<input type="checkbox"/>  Material sample folder DIN A4 - 3 samples		2 MB	PDF	English	20.09.1€
<input type="checkbox"/>  Storage and Handling		43 KB	PDF	English	18.05.1€

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BLUE GRAY AT INSTALLATION



BLUE GRAY WITH PATINA

Progress Photos





Proposed Natural Gray Zinc Example Photos







