



APPROVED AS AMENDED

Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, March 19, 2019 in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Members Orzeske, McCall, Baskin and Santosuosso

ABSENT: Chair Kennerley and Member Tapia; Trustee-Liaison Hancock,

ALSO PRESENT: Ben Gilbertson, Assistant Village Manager/Director of Community and Economic Development (AVM/CED)
Tonya Zozulya, Planning and Development Manager (PDM)

CALL TO ORDER

1.0 ROLL CALL

The roll was called by **Tonya Zozulya, PDM** and Member Orzeske declared a quorum to be present.

Member Baskin moved and **Member Santosuosso** seconded the motion to appoint **Member Orzeske** Interim Chair. Motion passed unanimously by voice vote.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Architectural Review Board held on Tuesday, February 19, 2019.

Member Baskin moved and **Member Santosuosso** seconded the motion to approve the minutes as written for the February 19, 2019 Architectural Review Board. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of an Amendment to Existing Master Sign Plans (Ordinance #11-3191- 13A) to Revise Existing Ground Monument and Directional Signs for the Marriott Lincolnshire Resort, 10 Marriott Drive (Marriott Lincolnshire Resort)

Brad Lajoie, General Manager of the Marriott Lincolnshire Resort, reviewed the proposed revisions to the two existing monument signs on Half Day Road and on Milwaukee Avenue/Marriott Drive. He outlined the following proposed changes:

The entrance ground sign on Marriott Drive will include the new Marriott logo and two revised panels to display Three Embers and Wright's Brew and Bistro. No changes are proposed for the either the electronic portion of this sign, or its size.



The Half Day Road/Route 22 ground sign will include the new Marriott logo as well as four revised panels to display Marriott Theatre, Three Embers, the Spa at Lincolnshire and Crane's Landing Golf Course. The sign size will remain the same. Landscaping will be restored to the originally-approved landscape plan.

One interior directional signs would be updated to include the new Marriott logo. The background will be white and will remain illuminated.

Interim Chair Orzeske inquired about the paint finish and durability. **Art Solis, North Shore Signs**, stated the two ground and one directional sign will be repainted white, with life expectancy of the paint to be about 10 years.

PDM Zozulya stated the petitioner is before the ARB as this is an amendment to the Master Sign Plan approved in 2011. The Master Sign Plans included variations for sign dimensions, items of information, and an electronic display sign on Milwaukee. While a public hearing is not required, the ARB is required to make a recommendation to the Village Board for final approval.

There was discussion regarding the five remaining directional signs in the complex. **Tonya Zozulya** asked the petitioner if they would like to include those signs in the ARB recommendation and, if so, provide renderings of the color change to be included with the Village Board packet for consideration and final approval. **Brad Lajoie** agreed to include the directional signs for consideration.

Member Baskin moved, seconded by **Member McCall**, to recommend approval to the Village Board of the amendment to the Marriott Master Sign Plan amendment to permit revisions to the existing ground monument and directional signs for the Marriott Lincolnshire Resort, located at 10 Marriott Drive, as presented in the petitioner's cover letter and presentation packet, date stamped received March 11, 2019, with approval and inclusion of additional directional signs, consistent in coloring with the proofs submitted, with review by Village Staff and approval by the Village Board.

The motion passed unanimously by voice vote.

3.2 Consideration of Roof-Mounted Solar Panel Installation for Building C of Extra Space Storage Facility, 200 Parkway Drive (Rethink Electric LLC)

Garrison Regal, Vice President of Operations, Rethink Electric LLC reviewed the proposal to install roof-mounted solar panels on Building C of the storage facility at 200 Parkway Drive, CityPark Center. He presented aerial and ground elevation views of the complex, adding the solar modules will be obscured from view by trees and other buildings in the complex. The solar panels will be a flush-mount, low profile, and installed with non-penetrating methods. The size of each solar panel on this installation will be approximately 6.5' by 3.5'.



Members of the ARB noted this proposal was the first commercial solar project in the Village. **PDM Zozulya** stated Village code requires the ARB to conduct design review with a recommendation to the Village Board. In response to a question on space limitations on the roof, **Tonya Zozulya** stated the 50% requirement takes into consideration the calculation both sides of the roof.

Member Santosuosso moved, seconded by **Member McCall**, to approve and recommend approval to the Village Board for the installation of the proposed solar panels on Building C for Extra Space Storage, as presented in the packet submitted by Rethink Electric, LLC, date stamped received March 11, 2019.

Motion passed unanimously by voice vote.

3.3 Approval of Parking Lot Design, Fence Landscaping, and Lighting Plans for Ravinia Plumbing, 575 Bond Street (Ravinia Plumbing)

David Ariano, President of Ravinia Plumbing gave a brief history of Ravinia Plumbing's 98 years in business and current location in Highland Park. They are the contract purchaser for said property and are looking to expand their business and fleet in Lincolnshire.

Meghan Michel, P.E. and Project Manager with J. Condon & Associates, presented the plans for the new parking lot as follows:

A new parking surface with 85 stalls to be utilized by the service technicians and fleet vehicles;

A 6' open-style picket fence and landscaping surrounding the new parking surface, and utilizing the existing berm to further enhance the proposed fence and landscape plan.

The existing 17-stall parking lot would be utilized by office staff; and Utilizing the existing retention basin for increased storm water volume. There would be required changes in the outlet restrictor structures only to accommodate the allowable release rate, and no alteration to the pond is anticipated. The petitioner is working with Lake County Storm Water Management Commission on these plans to get their approval.

Member Baskin asked how many trees would be removed. He also suggested the design of the vinyl fence should complement the building and asked staff if there are similar fences in the industrial park. **PDM Zozulya** stated fences typically are not part of the industrial area unless it is a day care facility. **David Ariano** said the fence and landscape is more for security purposes, and the fence will be installed at grade behind the existing berm. **Member Baskin** commented a cross-section view of the fence/parking lot would be helpful. In regard to tree removal, **Meghan Michel** stated 47 trees are being removed. **PDM Zozulya** added the petitioner's landscape architect calculated 143 caliper inches



of trees being removed, to be replaced with 98.5 caliper inches; the negative net difference will be added to the Tree Bank per Village Code.

There was further discussion regarding incorporating design elements from the building into the fence design. **Interim Chair Orzeske** stated he understands the concerns of the business owner for security, but also the concerns of ARB members in regards to fence and landscaping visuals. He added the ARB could require additional conditions for approval which can be further reviewed by Village Staff. **PDM Zozulya** stated this matter does not require review by the Village Board, and any decisions made by the ARB would be final, subject to the building permitting process. **PDM Zozulya** also requested the ARB to be specific and detailed in their motion with additional conditions. **Member Baskin** stated this is a beautifully landscaped industrial park and they are removing mature trees. He asked if the petitioner could consider looking at other parking lot designs and work with Village staff to save as many trees as they can.

Interim Chair Orzeske inquired about the number of parking spaces. **David Ariano** stated he is proposing 85 additional spaces, exceeding what the Village Code requires. **Member Santosuosso** inquired to the immediate needs of parking spaces. **David Ariano** stated there are 65 vehicles currently in the fleet, including 10 vehicles going home with employees on a daily basis; the plan for the lot calls for 85 spaces for potential growth, plus the existing 17 existing spaces for office staff. In response to **Member Baskin's** question, **PDM Zozulya** stated staff did suggest design alternatives to lessen the impact on tree removal. **David Ariano** said he would rather add landscaping versus having to pay into the Tree Bank.

Member McCall moved, seconded by **Member Santosuosso**, to approve the proposed parking, fence, tentative landscaping, and lighting plans for Ravinia Plumbing at 575 Bond Street, as presented in the packet submitted by Ravinia Plumbing, with the cover letter dated March 13, 2019, and further subject to review of the landscape plan at the southern and northeast property line, and to work with staff to incorporate the ARB comments.

Motion passed by voice vote 3 to 1.

Ayes: Orzeske, Santosuosso and McCall

Abstain: Baskin

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Member McCall inquired about the status of The St. James project. Tonya Zozulya noted the project had a preliminary evaluation meeting at the Village Board and the petitioner is now developing plans for the internal Development Review Team for review. After the Development Review Team stage, it will be scheduled for review with the ARB.



6.0 CITIZEN COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Interim Chair Orzeske** adjourned the meeting at 8:05 p.m.

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