



APPROVED Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, May 21, 2019 in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chair Kennerley and Members Tapia, Baskin, Santosuosso, McCall, and Orzeske

ABSENT: Trustee-Liaison Hancock

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

CALL TO ORDER

1.0 ROLL CALL

The roll was called by **AVM/CED Gilbertson**; **Chair Kennerley** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board (ARB) held on Tuesday, April 23, 2019.

Member Tapia moved and **Member Santosuosso** seconded the motion to approve the minutes as amended for the April 23, 2019 Architectural Review Board.

The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Recommendation of Approval to the Village Board for a Major Amendment to the Rivershire Planned Unit Development (PUD) to Install a Yard Fence along Riverside Road.

AVM/CED Gilbertson summarized the request before the ARB, stating the Rivershire HOA seeks to replace the 6 foot-tall fence along Riverside Road with an 8 foot-tall fence approximately 1,075' in length. This is a major amendment to the Rivershire PUD requiring approval by the Architectural Review Board for the fencing materials and approval by the Village Board for the PUD amendment in regards to fence height and opacity. **AVM/CED Gilbertson** indicated the original fence had fallen into a state of disrepair over the years and was further compromised by the water main installation for Lincolnshire Trails subdivision. Reconstruction of a portion of Riverside Road resulted in the road being elevated an additional 2-3 feet above the original elevation. **AVM/CED Gilbertson** stated the Rivershire HOA is requesting the permitted fence height of 4' be increased to



8' with a shadow box design to provide additional screening to those residents along Riverside Road and the Lincolnshire Trails subdivision.

AVM/CED Gilbertson presented drone video overview showing current conditions including the road-ditch reconstruction and current landscape conditions of the Rivershire homes adjacent to Riverside Road. He noted there will be sections along the Riverside Road ditch that will not have landscaping other than seed.

Dave Weiner of MK Asset Management, property manager for the Rivershire HOA, stated **AVM/CED Gilbertson's** presentation covered the entirety of the request and asked the ARB members if they had any questions.

Member McCall inquired about structural requirements for an 8' fence. **Dave Weiner** replied the proposed fence will have steel posts set in concrete with cladding of the steel posts in cedar. **Chair Kennerley** inquired about the cedar wood finish. **Dave Weiner** responded the cedar will weather naturally. **Dave Weiner** added when the original fence was installed, there was only one residence at the end of Riverside. Presently, there are two new townhome developments which have increased traffic.

Chair Kennerley inquired about the health of the existing landscape on the private side of the fence and if it would be impacted by the taller fence. **Dave Weiner** said he did not think it would be major issue, adding the residents are in favor of getting the fence installed but the HOA would work with their landscape contractor if residents seek additional landscaping on their property for screening.

Chair Kennerley inquired about additional landscape enhancements along the ditch. **AVM/CED Gilbertson** said he would discuss with staff and Taylor Morrison to explore additional plantings suitable for a wet environment on the Riverside Road ditch.

Member Tapia moved, seconded by **Member McCall**, to recommend approval to the Village Board of the proposed fence design and materials, as presented in the packet submitted by Rivershire Homeowners Association #2.

Motion passed unanimously by voice vote.

3.0 UNFINISHED BUSINESS

None.

4.0 NEW BUSINESS

None.

5.0 CITIZENS COMMENTS

None.

6.0 ADJOURNMENT



There being no further business, the meeting adjourned at 7:21 p.m.

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