



APPROVED Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, June 18th 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, Member Tapia and Trustee-Liaison Hancock

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

CALL TO ORDER

1.0 ROLL CALL

AVM/CED Gilbertson called the roll and declared a quorum to be present.

With the absence of Chair Kennerley, **Member Baskin** moved, seconded by **Member Santosuosso**, to declare Member Orzeske Chair Pro Tem.

Roll Call:

Ayes: Members Baskin, Santosuosso, McCall.

Nayes: None

Motion passed unanimously.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board (ARB) held on Tuesday May 21, 2019. Chair Pro Tem Orzeske entertained a motion for approval.

Member Baskin moved, seconded by **Member Santosuosso**, to approve the minutes as presented for the Tuesday, May 21, 2019 Architectural Review Board meeting.

Motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of a Public Hearing regarding Wall Sign Variations to Increase the Sign Face Height from the Maximum Permitted 3' to 4'-3¼" (East Elevation); Increase the Sign Face Height from the Maximum Permitted 3' to 6'-10" and Increase the Sign Letter Height from the Maximum Permitted 2' to 3' (North Elevation); and Provide Internal Illumination through the Face of Individual Letter Sets (Both Elevations) – 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)



- 3.2 Workshop regarding Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking and Exterior Signage for a Proposed Hotel Building.

Chair Pro Tem Orzeske stated both agenda items relate to the proposed hotel at 300 Knightsbridge Parkway, and proposed the ARB discuss both items during the public hearing portion of the agenda.

Chair Pro Tem Orzeske opened the public hearing and reviewed the procedures and process for the public hearing.

AVM/CED Gilbertson summarized the request before the ARB, stat the petitioner is seeking to construct a 113-room hotel on a 2.2 acre parcel, which is currently a vacant baseball field in the Lincolnshire Corporate Center. He added the petitioner is seeking variations from the Village for the north and east wall signs, building height, front yard setback, rear yard landscape/parking setback and side yard landscape/parking setback. **AVM/CED Gilbertson** noted the items to be considered by the ARB are limited to wall signage, site plan, elevations and overall aesthetics of the proposal. The Zoning Board, at a future meeting, will review the variations for height and setbacks, text amendment for parking requirements, and the special use permit for the hotel within the zoning district. **AVM/CED Gilbertson** further noted the petitioner appeared before the Village Board for a Preliminary Evaluation in 2018 and 2019. The Village Board was receptive to the proposal and referred the petitioner to the ARB and Zoning Board for a public hearing and reviews.

AVM/CED Gilbertson summarized the petitioners' request for wall sign variances in order to gain more visibility from Knightsbridge Parkway.

- Wall Sign – East Elevation. Increase the maximum permitted sign face height from 3' to 4'-3 1/4" and to provide internal channel letter illumination through the face of individual letter sets rather than code-required reverse channel illumination.
- Wall Sign – North Elevation. Increase the maximum sign face height from 3' to 6'-10". Increase the maximum sign letter height from 2' to 3'. Provide internal illumination through the face of individual letter sets rather than code-required reverse channel illumination.

AVM/CED Gilbertson provided historical data regarding Sysmex Corporation at 577 Aptakistic Road which was granted a wall sign variation for height in 2012 and also Heathrow Scientific at 325 Marriott Drive for lettering, logo height and sign face height variations in 2018. He noted public hearing notifications for the current request were published in the May 31, 2019 edition of the Daily Herald and the petitioner provided a certified notice of the Public Hearing to property owners within the code-required 250' radius of the property. In closing, **AVM/CED Gilbertson** stated the property is subject to previously recorded land covenants with Van Vlissingen who is supportive of the proposed use. A drone video from March 2019 taken by Building Official Mike Jesse was played for the ARB to provide an aerial overview of the site and surrounding corporate center.



Shilpa Purohit, Purohit Architects, architect for the petitioner, was sworn in. **Chair Orzeske**, at the request of the petitioner, entered the findings of facts into the record following several typographical error corrections noted by the ARB.

Shilpa Purohit presented plans for the hotel. She stated the monument sign meets code requirements; however, the wall signs will require variations. **Member Baskin** asked if there were comparative renderings of wall signs that showed code-compliant signage versus the variations. **Shilpa Purohit** stated they did not have such renderings available. **Chair Orzeske** requested clarification on the lettering sizes which were reviewed by the **Shilpa Purohit**. **Member Baskin** asked if the centering of the sign elevations on the north elevation were appropriate, or if she had considered placing the logo off-center. **Shilpa Purohit** replied this style of building and signage is Hilton's prototype; however, they would go back to Hilton with recommendations from the ARB to explore wall sign location options. Discussion occurred regarding the trademark green color, and ARB members requested color samples to be submitted for future review. **Member McCall** inquired about the green and white beacon. **Shilpa Purohit** stated Van Vlissingen was not in favor of the beacon as originally proposed due to its brightness. It is to be lit on all four sides. The design now includes a green ribbon EIFS with a white ribbon on top above the Home2 sign on the front elevation. **Member Orzeske** inquired about the illumination requirements and consistency in ground and wall signage. **AVM/CED Gilbertson** clarified there is no code requirement for ground and wall signs to be unified in illumination.

Member McCall noted EIFS may not be the best exterior element for use at ground level in terms of maintenance. He encouraged the petitioner to look at other alternatives to EIFS. **Shilpa Purohit** stated Hilton wanted to break up the exterior using EIFS and other design elements including the wrap around concept; a landscape buffer could be provided against the EIFS. She stated the inspiration for the exterior design came from the surrounding corporate neighborhood and hotels, adding many changes from the initial design were made based upon comments from Community & Economic Development staff including the addition of stone and terra cotta color, but she would take into consideration recommendations from the ARB. **Chair Orzeske** also commented on the amount of EIFS and the need to have a plan to control the staining of the EIFS, given the lighter colors. **Member Baskin** commented the top of the building does not appear to "have an end" and that the design does not quite come together.

Chair Orzeske asked if any members of the audience have any comments or questions. No one came forward.

Member Baskin moved, seconded by **Chair Orzeske**, the public hearing be continued to the July 16, 2019 ARB meeting to allow the petitioner to take into consideration the recommendations of the ARB, including revised elevation materials and colors, the wrap around design, details on focal points in and out of



the site, material and color samples of the signs, and code-compliant comparisons for the sign variation review with the renderings depicting true colors to match samples.

Roll Call:

Ayes: Members Baskin, Santosuosso, McCall and Orzeske

Nayes: None

Motion unanimously passed.

In regards to the landscape design, **Member Baskin** commented there should be a rational approach to the design that complements the building, with thought given to what people will see when they come in and out of the building. **Jeff Torrins, Landscape Architect** for the project, presented an overview of the landscape plan, stating the petitioner's desire to plant above code requirements and to provide seasonal and year-round color and a sense of scale to the project. **Member Baskin** stated focal points of the landscape design throughout the site will be very important, especially at ground level rooms.

4.0 UNFINISHED BUSINESS

None

5.0 NEW BUSINESS

Member Baskin requested staff provide an update on the landscape progress of the Loft 21 banquet venue located at 1501 Milwaukee Avenue. He is concerned no landscaping improvements approved by the ARB have been completed. Staff stated they will provide an update at the next ARB meeting.

6.0 CITIZENS COMMENTS

None

7.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:17 p.m.

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