



APPROVED Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, July 16, 2019. in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

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

ABSENT: Trustee-Liaison Hancock and Member Killedar

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 at 7:00 p.m.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board Meeting held on Tuesday, June 18, 2019.

Member Santosuosso moved, seconded by **Member Orzeske**, to approve the minutes as presented for the Tuesday, June 18, 2019 Architectural Review Board meeting. Motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Continued 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 5'-10¼" and Increase the Sign Letter Height from the Maximum Permitted 2' to 2'-6¾" (North Elevation); and Provide Internal Illumination through the Face of Individual Letter Sets (Both Elevations) – 350 Knightsbridge Parkway (Knight Bridge Pky, LLC).

3.2 Consideration and Discussion of Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage for a Proposed Hotel Building – 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)

Chair Kennerley stated both agenda items relate to the proposed hotel at 350 Knightsbridge Parkway, and proposed the ARB discuss both items during the public hearing portion of the agenda.

Chair Kennerley opened the public hearing and reviewed the procedures and process for the public hearing.



AVM/CED Gilbertson summarized the revisions provided by the Home2 Suites by Hilton design team based upon feedback from the last ARB meeting. These included revised elevations, building materials and colors, 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 request.

AVM/CED Gilbertson noted the petitioner reduced sign length, sign face height, and letter height for the north elevation wall sign. He also noted the petitioner provided renderings of code-permitted and proposed sign dimensions, per the ARB's previous request. **AVM/CED Gilbertson** further noted the petitioner met with Van Vlissingen representatives who have provided a letter of support for the building and site design. The Zoning Board also reviewed the project for the related zoning relief requests and forwarded a favorable recommendation to the Village Board earlier in June.

AVM/CED Gilbertson noted the petitioner added more stone material at the northwest corner to provide the effect of a "wrap" around the building as well as additional stone material at the base of the building, main entrance, and along the east patio wall. The EIFS wrap was modified in the renderings to more accurately reflect the true material color; the beacon feature was widened at the top of the building over the main entrance; and the ground sign illumination was revised to match the wall sign illumination. **AVM/CED Gilbertson** noted there will be additional dead tree removals after further evaluation of the landscape plan by the petitioner's landscape consultant.

Shilpa Purohit of Purohit Architects and **Jeff Torens** of Gary R. Weber and Associates were sworn in by **Chair Kennerley**. **Ms. Purohit** requested the revised findings of fact for the wall sign variation be entered into the record, based on the changes to revised sign dimensions since the last ARB meeting.

Ms. Purohit reviewed changes to the materials and location of the trash enclosure, building design and materials, canopy materials, east elevation wall sign size reduction, and the materials/samples board.

Member Santosuosso commented on the east elevation wall sign and stated the 'Suites by Hilton' text did not seem very distinguishable. **Shilpa Purohit** stated the cut out letters will be illuminated and visible on the building.

Member Orzeske said he was satisfied with the changes. **Member McCall** agreed, noting the revisions made the building more interesting. **Member Baskin** stated this was an improvement, but suggested the top of the building include a thin strip in the fascia or widened top spandrel. **Member Baskin** also added the orientation of the patio would have been better located south of the entrance, but by making the sidewalk a contrasting color or texture may provide additional character to the entryway. **Chair Kennerley** stated she liked the original trash enclosure red color but was fine with the changes overall. **Members Santosuosso** and **Tapia** both stated they appreciated the revisions as presented.



Jeff Torrens, Gary R. Weber Associates, presented the revised landscape plan, which included expanded base plantings around the ground sign. These revisions included a mix of plantings with varying bloom times to present a mix of colors year round. Additional ground landscape material was added to screen utilities. **Chair Kennerley** inquired about winter conditions of the landscape bed. **Mr. Torrens** noted the hydrangea will be dormant in the winter; however the patio landscape will include boxwood. **Chair Kennerley** noted landscaping along the sidewalk would lack color in winter and asked if something else could be added. **Member Baskin** suggested junipers along the sidewalk to establish the approach to the entrance and other ground cover with more density and mass with the addition of a shade tree over the sidewalk. **Mr. Torrens** said they will look into adding additional evergreens to enhance the winter scape. There was discussion regarding Autumn Blaze Maples and environmental challenges with this species. **Mr. Torrens** said they will look into this concern. **Mr. Torrens** reviewed the perimeter landscape and parking island plans and planting choices. **Chair Kennerley** said she would like to see more layering in the front entrance to provide varying heights including grasses with more year-round greenery. **Member Baskin** suggested boxwood in larger scale, noting they are slow-growing plants. He also suggested pulling plantings closer together for more emphasis on pedestrian scale. **Member Baskin** inquired about landscaping irrigation and commented landscape installations are struggling without the irrigation. **Mr. Torrens** stated there are no plans to include an irrigation system, but would discuss further with ownership.

Chair Kennerley opened the floor for members of the audience. No speakers came forward and there was no public testimony. There being no further questions or discussion, **Chair Kennerley** closed the public hearing.

Member Baskin moved, seconded by **Member Santosuosso**, to recommend approval to the Village Board for the variations regarding wall sign face height, wall sign letter height, and illumination, per Section 12-9-1-B of the Lincolnshire Village Code. Motion passed unanimously by voice vote.

Member Baskin moved, seconded by **Member McCall**, to recommend approval to the Village Board for the proposed development plans, subject to the following recommendations;

1. Changes to the top design element/fascia of the building exterior.
2. Material changes to the entryway sidewalk to help establish the building entrance.
3. Consideration for evergreen materials at the front entrance, as well as additional plantings along the building foundations to provide scale and screening.
4. Relocation of the parking island opposite the patio area and move it southward towards the front entrance to give emphasis to the entry.

Motion passed unanimously by voice vote.



AVM/CD Gilbertson stated staff will work with the petitioner to incorporate the recommendations from the ARB. The petitioner will then move forward to the Village Board for approval.

3.3 Consideration and Discussion of Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking, and Exterior Signage for a Proposed New Medical Office Building – 231 Olde Half Day Road (Alexander and Julia Katsnelson)

AVM/CED Gilbertson summarized the request, stating the petitioner is seeking to construct a new two-story medical office building for a dermatology, oral, and maxillofacial surgery practices. He added the petitioners presented a preliminary evaluation to the Committee of the Whole on January 12, 2019 to eliminate the 25% ground floor sales tax-generating use restriction in the B1 and B2 districts. He added both the Zoning Board and Village Board unanimously approved the text amendments to remove this restrictive code requirement, thereby allowing the petitioner to proceed with the approval process for the office building. **AVM/CED Gilbertson** stated the project is located within the downtown area as outlined in the Village's design guidelines and the petitioner has surveyed buildings throughout the Village and downtown area to incorporate multiple exterior elements into their design. **AVM/CED Gilbertson** also noted the proposed landscape plan and tree inventory. He then presented a drone video of the subject property.

Following the video, **Dr. Alexander Katsnelson** addressed the ARB summarizing both his and his wife's educational and medical background. He added the proposed medical practice will serve a need as there is not currently a joint practice in dermatology and oral surgery in the area. He added the current building is not ADA compliant. **Dr. Katsnelson** then presented plans for the office building, adding the design of the proposed building includes elements of other Lincolnshire buildings which include stone, brick, and modern elements. **Dr. Katsnelson** then presented color and material boards to the ARB. He added the main entry will be a glass tower design and a parapet wall will be used to screen mechanical equipment and a generator.

Member Santosuosso noted the trash enclosure should be moved or turned, as its current placement allows patients to view this when they first pull in. **Member Santosuosso** also commented on the weight of the generator and its placement on the roof. **Dr. Katsnelson** stated they have discussed this with a structural engineer specifically to locate the generator on the roof with appropriate reinforcement. **Member Orzeske** also suggested another location for the generator. **Deborah Fox**, architect for the petitioner, said they are still working with the structural engineer on the roof structure. Emphasis has been on the exterior design, but they were aware of the concerns of the generator placement and will possibly consider another location on the ground.

Member Orzeske questioned the notes on the plan for future plumbing in the basement level. He also asked for clarification on the brick sample presented. **Ms. Fox** noted the sample is presented for color only; the actual size will be



different. **Member Orseske** asked about the canopy over the door and how will it drain. **Ms. Fox** stated the awnings are aluminum and will have a way to drain water. **Member Orzeske** stated he would prefer a standing seam roof versus the architectural shingles as proposed. **Ms. Fox** replied they included architectural shingles to be similar to other buildings in the area. **Member McCall** concurred with **Member Orzeske's** comments on the roofing material and also relocation of the trash enclosure. There was discussion regarding turning radius as it relates to the trash enclosure. **AVM/CED Gilbertson** said this is something the petitioner's design team will provide to the ARB.

Member Baskin commented that this building has too many design elements. He was concerned with the rooftop units and parapet height. He also agreed with the comments made by the other ARB members regarding the roof materials. **Member Baskin** said the petitioner should reevaluate the proposed landscaping at the building entrance.

Member Santosuosso moved, seconded by **Member McCall** to table the request for 231 Olde Half Day Road to the next regularly-scheduled ARB meeting and to work with staff on the ARB's recommended changes. Motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS

None.

5.0 NEW BUSINESS

AVM/CED Gilbertson noted the September regularly scheduled meeting of September 17th will be moved to September 24th.

Member Baskin inquired about the building under construction at 325 Marriott Drive. Chair Kennerley noted the building is still under construction, and that painting and landscaping have not been completed.

6.0 CITIZENS COMMENTS

7.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:56 p.m.

Respectfully Submitted,
Carol Lustig
Administrative Assistant, Community & Economic Development Department