



**APPROVED AS AMENDED**

Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, August 20, 2019 in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL

**PRESENT:** Members McCall, Baskin, Killedar and Santosuosso

**ABSENT:** Chairman Kennerley, Members Tapia and Orzeske, 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.

**Member McCall** welcomed and introduced Alternate **Member Krishna Killedar** to the Architectural Review Board.

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

Motion passed unanimously by voice vote.

**2.0 APPROVAL OF MINUTES**

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday, July 16, 2019. **Chair Pro Tem McCall** 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 Continued 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 revisions provided by the petitioners based upon review and comments from the ARB meeting of July 16, 2019. These revisions included relocation of the trash enclosure, feasibility of relocating the roof top generator to the



ground, increase the size of the exterior brick, revise the canopy materials over the main entrance, and review site landscaping.

**AVM/CED Gilbertson** noted the petitioner explored relocation of the trash enclosure; however they determined the originally proposed location was best based upon auto-turn exhibits reviewed by the petitioner's design team. **AVM/CED Gilbertson** further noted the petitioner adjusted the size and orientation of the trash enclosure, modified the building materials for the enclosure to match the main building, and provided landscape screening along the north, west, and south elevations of the enclosure. **AVM/CED Gilbertson** noted staff concurs with these changes.

**AVM/CED Gilbertson** noted the petitioner considered relocation of the generator from the roof to the ground, but given the site dimensions and code requirements, the petitioner proposed the original location of the generator. **AVM/CED Gilbertson** stated any roof load issues will be addressed during permit review. **Dr. Katsnelson** stated the building design will incorporate structural elements for the installation of a roof top generator for a future installation and will apply for permits accordingly at that time. **Member Baskin** inquired if the location of the generator proposed for future installation will be included during tonight's consideration and approvals. **AVM/CED Gilbertson** stated the generator location has been noted on the original submittal and will be verified by staff at time of permit review.

**AVM/CED Gilbertson** stated the petitioner has incorporated a larger brick style (Norman brick) as the primary building material and has included a soldier course band around the top of the building near the roof line. He added the petitioner revised the main entrance with a flat roof line with metal coping, modified the canopy to match the emergency door awnings, and included the Norman brick building material into the ground sign.

**AVM/CED Gilbertson** stated the petitioner made changes to the landscape plan as well.

**Deborah Fox, Gensburg Architects LTD**, reviewed changes to the building materials. She stated their decision to keep the enclosure in the southwest corner of the property was based upon turn radius review of vehicles, which would prove problematic if the enclosure location was moved to the southeast corner of the property. She stated they incorporated changes to the orientation and materials of the trash enclosure to make it more visually-pleasing.

**Nancy Lyons Hannick, NLH Landscape Architect**, reviewed the landscape plan and subsequent changes, noting their decision to include native, hardy and proven plant materials with seasonal interest for the variable local weather conditions. She added the site is challenging as it has very limited planting space. She noted emphasis was put on the front foundation of the building to provide a welcoming presence from the street.

**Member Santossouso** commented he is pleased with the revisions to the building exterior.

**Member Baskin** stated the improvements are better, but suggested changes to the front



parapet, including an extension of the parapet feature around the roof line to reduce the perceived “billboard effect.” He further noted stack bond may present some moisture problems and should be taken into consideration. **Member Baskin** suggested a focal point when exiting the building, taller and more evergreens throughout the site, and other locations for switch grasses rather than immediately against the building foundation.

**Member Baskin** moved, seconded by **Member Santosuosso**, to recommend approval to the Village Board the proposed development plans depicting site design, building elevations, parking, landscaping, exterior lighting, and exterior signage for a proposed new medical office building, located at 231 Olde Half Day Road, as presented in the petitioner’s presentation packet, date stamp received August 14, 2019 and as depicted in the material/color sample board provided at the August 20, 2019 Architectural Review Board meeting, and further subject to consideration for masonry stack bonds, revisions to the parapet feature over the main building entrance, and introduction of additional evergreens throughout the site.

Roll Call Vote:

**Ayes:** Killedar, Baskin, Santosuosso and McCall

**Nays:** None

**AVM/CED Gilbertson** noted the ARB recommendation will move forward to the Village Board for discussion and final approval. Staff will work with the petitioner regarding the comments and considerations made by the ARB.

3.2 Consideration and Discussion of a Minor Special Use Amendment to Permit a Hall of Fame at 1 Stevenson Drive and a Pergola at 16139 Port Clinton Road (Adlai E. Stevenson High School District 125).

**PDM Zozulya** summarized the petition, noting there are two requests from Adlai E. Stevenson High School District 125 (District 125) for consideration.

**PDM Zozulya** stated the first request is to construct a Hall of Fame on the school campus to recognize and honor Stevenson’s athletes. She noted the design includes a wooden pergola, brick columns, seat walls, landscape planters and one identification sign. Both the pergola and identification are in compliance with the underlying code requirements and Village standards. She added staff recommends approval with an additional stipulation that the identification sign be illuminated only during scheduled events at the stadium.

**PDM Zozulya** reviewed the second part of District 125’s request, which is for a pergola constructed at the Transition House located at 16139 Port Clinton Road. She stated District 125 staff was unaware this type of exterior improvement required review and approval by the ARB prior to installation. She added staff recommends approval of the pergola and that it conforms to Village code.

**Sean Carney, Assistant Superintendent for Business District 125**, summarized the purpose of the Transition House on Port Clinton Road, adding the construction of the pergola and garden bed will enhance the educational experience of their students. The



addition of the garden bed will allow the students to cultivate and sell produce, further enhancing their skills.

**Sean Carney** summarized the Hall of Fame pergola and paver walk, stating it will be designed to showcase the school's exceptional student athletes. He added the area planned for the project is currently a grassy area. He noted the plans include brick paver posts, cedar pergola, and wooden wall panels for athlete recognition. The wood wall panels are a feature throughout the school and they want to carry that theme outdoors. **Sean Carney** stated the criteria for selecting students for recognition will be the task of a committee and if space becomes an issue for adding names in the future, there could be room for expansion.

**Member Killedar** asked about winter conditions. **Sean Carney** acknowledged the area will be exposed to the elements. They have service providers to maintain and plow as needed. For the planters, they are considering both perennials and plantings with a winter color scheme. **Member Baskin** stated support of the project as it gives a focal point to the campus. **Member Baskin** added Stevenson campus has a modern architectural theme to the campus and suggested they look at providing a more modern style to the pergola design.

**Sean Carney** stated prior to installation of the pergola and planter, they consulted with adjacent neighbor and that staff continues to be proactive with all neighbors on any new projects at the campus. **Member Baskin** stated the design of this existing pergola at the Transition House should not dictate the design of the proposed Hall of Fame pergola; adding the pergola design be more modern and suggested to look to the Chicago Botanical Garden for design inspiration. **Sean Carney** stated this will be noted.

**Member Santosuosso** moved, seconded by **Member Baskin**, to approve a minor amendment to the existing Special Use permit for the Hall of Fame project in the packet submitted by Adlai E. Stevenson High School, located at 1 Stevenson Drive, as presented in the packet submitted by Adlai E. Stevenson High School District 125, date stamped received August 12, 2019 and further subject to the Hall of Fame wall sign being lit during scheduled events at the school stadium and consideration for a modern design of the pergola.

Motion passed unanimously by voice vote.

**Member Santosuosso** moved, seconded by **Member Baskin**, to approve a minor amendment to the existing Special Use permit for the pergola for the Adlai E. Stevenson High School Transition House, located at 16139 Port Clinton Road, as presented in the packet submitted by Adlai E. Stevenson High School District 125, date stamped received August 12, 2019.

Motion passed unanimously by voice vote.

#### 4.0 UNFINISHED BUSINESS

None.



## 5.0 NEW BUSINESS

**PDM Zozulya** reminded members of the rescheduled September ARB meeting from September 17<sup>th</sup> to September 24<sup>th</sup>. **Member Santosuosso** inquired about The St. James project at 90, 98 and 100 Half Day Road. **PDM Zozulya** stated the petitioners are working on their submittal for an Architectural Review Board workshop.

## 6.0 CITIZENS COMMENTS

None.

## 7.0 ADJOURNMENT

Meeting adjourned at 8:05 p.m.

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