



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING April 21, 2020

Present:

Chair Kennerley

Member McCall

Member Santosuosso

~~Alternate Member Killedar~~

Assistant Village Manager/Community &
Economic Development Director Gilbertson

Member Baskin

Member Orzeske

~~Member Tapia~~

~~Trustee Hancock~~

Planning & Development Manager Zozulya

1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:08 p.m., and Planning & Development Manager (“PDM Zozulya”) called the roll.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on January 21, 2020.

Member Baskin proposed an amendment to the January 21, 2020, ARB minutes on page 3, paragraph 7 to strike the following:

Member Baskin noted his concern that the building entrance visual affect may be lost with the addition of more material in the parkway entrance.

Member Baskin clarified he was stressing the importance of the alley of trees to strengthen the focal point leading to the entrance.

Member Santosuosso moved and Member Baskin seconded the motion to approve the minutes as amended for the January 21, 2020, ARB meeting.

AYES: McCall, Santosuosso, Baskin, Orzeske, and Kennerley

NAYS: None

ABSENT: Killedar, Tapia

ABSTAIN: None

Chair Kennerley declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Continued Consideration and Approval of a Minor Amendment to a Special Use Permit to Permit Recently-Completed Exterior Building Color Changes for SpringHill Suites Hotel (300 Marriott Drive – Color Applications, Inc.)

PDM Zozulya stated the representative for the petitioner, Color Applications, Inc. was not in attendance. However, Ms. Mabel Carvajal, the General

Manager for SpringHill Suites, was present. PDM Zozulya asked the ARB if they wanted to consider the request. Chair Kennerley asked Ms. Carvajal if she was comfortable representing the petitioner. Ms. Carvajal responded she was not comfortable and requested this item be continued to the next ARB meeting in May.

It was the consensus of the ARB to defer discussion until the next regularly-scheduled ARB meeting.

3.2 Consideration of a Roof-Mounted Solar Panel Installation (301 Camberley Lane – Tesla, Inc.)

PDM Zozulya gave an overview of the project, stating the four-unit townhome is located in the Camberley Club development in the R4 attached residential zoning district. The existing roof is dark gray and the proposed panels are black, occupying 24% of the roof area. She noted the proposal meets all code requirements and staff recommends approval. PDM Zozulya said following the ARB's review, the project will proceed to the Village Board for final review and approval.

Mr. Les Gaynair and Mr. Jonathon Stegbauer with Tesla, Inc., the petitioner, provided project details and stated the panels will have a flush design and will not be visually obtrusive to neighbors.

Member McCall requested clarification regarding the solar panel orientation. Mr. Les Gaynair responded it is on the east side of the house facing northeast and southeast and will receive a significant amount of sunlight.

Member Santosuosso inquired whether the panels are being placed on the existing roof or if a new roof is being installed. Mr. Stegbauer stated the roof is less than five years old and is capable of withholding the mounting system. The solar panel warranty offered by Tesla to the homeowner is for 20 years.

Member Baskin expressed his support for the project.

Member Orzeske inquired about the roof warranty and who will be responsible for addressing any future issues. Mr. Stegbauer stated it would be Tesla's responsibility, and they had not seen failures over last two years after 400 installs.

Chair Kennerley inquired whether the previous installs have included a combination of older and newer roofs. Mr. Stegbauer stated different roofs have been used; however, Tesla reserves the right to reject roofs older than 15 years old as they would not be able to guarantee proper seals for solar projects.

Chair Kennerley asked whether Tesla will become Camberley Club HOA's preferred solar vendor for additional panel installations for other townhomes. Mr. Stegbauer stated there will be open competition and the HOA will not have to retain Tesla for future projects, unless homeowners choose to contract with Tesla.

Member McCall moved, seconded by Member Baskin, to recommend approval to the Village Board the roof-mounted solar panels for 301 Camberley Lane as presented in the petitioner’s presentation packet, with the cover letter dated March 9, 2020.

AYES: McCall, Santosuosso, Baskin, Orzeske and Kennerley

NAYS: None

ABSENT: Killedar, Tapia

ABSTAIN: None

Chair Kennerley declared the motion carried.

3.3 Consideration of Site and Building Design, Landscaping, and Lighting for a 106,400-Square-Foot Building Addition (1-3 Stevenson Drive – Adlai E. Stevenson High School District 125)

Assistant Village Manager/Community & Economic Development Director Gilbertson (“AVM/CEDD Gilbertson”) stated Adlai E. Stevenson High School District 125 (“D125”) seeks review of site and building design, landscaping, and lighting for a 106,400-square-foot building addition requiring a major amendment to a special use.

AVM/CEDD Gilbertson summarized previous additions to the school campus. He added the Village Board was receptive of the proposal during the January 13, 2020, Committee of the Whole meeting; however, the Village Board requested D125 focus on enhanced landscaping and balance of green space. AVM/CEDD Gilbertson stated the Zoning Board provided a unanimous favorable recommendation during their March 10, 2020, meeting for the major amendment to the special use along with several variances. The Zoning Board also requested D125 provide additional information to the Village Board on parking circulation improvements throughout the campus.

AVM/CEDD Gilbertson also summarized the utility improvements related to the addition, indicating the use of solar panels will be part of the addition. He noted the architectural elements of the Phase II addition will complement the existing building. AVM/CEDD Gilbertson indicated staff believes D125 has met the Village Board’s request to incorporate a proper balance of landscaping and green space concurrent with the building addition. He also summarized the proposed and existing lighting. In closing, AVM/CEDD Gilbertson stated depending on the ARB’s recommendation, the matter will be referred to the Village Board in late April for final approvals, with construction anticipated to begin in May 2020.

Sean Carney, Assistant Superintendent of Business, Adlai E. Stevenson High School District 125, presented an overview of the addition, stating D125 anticipates student enrollment growth in the next several years as a result of multiple residential developments within the district as well as the current student enrollment in the feeder schools. Mr. Carney stated D125 officials are constantly updating their demographics, but did not anticipate the growth to occur as early as is projected. As a result of these projections, staff has begun the process to add more non-traditional classroom space to include additional physical education, social and emotional space for students, and multi-use co-curricular space. He noted as part of this addition and renovation, utility

infrastructure will be renovated which will enable the school to obtain LEED certification and implement sustainable practices, noting the certifications the school has obtained to date.

Mr. Carney discussed security features, landscaping plan, including the possibility of transplanting some trees.

Kevin Havens, Architect, Wight and Company, presented an overview of the site plan and architectural features of the addition which will include co-curricular space, athletic space, and the second story exterior terrace. Mr. Havens stated the architecture of the addition will be a continuum of the existing features of the school.

Steve Gregory, Landscape Architect, Eriksson Engineering Associates, presented the landscape plan which he indicated is a continuation of the East Building Addition, Phase I. The plan calls for utilizing native perennial plants, and the landscaping will not require an irrigation system. Mr. Gregory stated the plan will include seasonal visual interest which is vertical in nature. Mr. Gregory stated the plan calls for 4" caliper trees, but said his team is working to procure larger caliper trees if possible. He added their goal is to get more immediate impact on landscaping. Mr. Gregory also stated the plan will include the installation of pedestals to display art sculptures by students.

Mr. Havens discussed the materials on the outdoor terrace which include an exterior wood panel material and glass guardrail. Mr. Carney closed the presentation with a summation including a time frame for construction start in May 2020 with completion by August 2022.

Member Baskin commented on the very thoughtful design. Members Santosuosso and McCall agreed.

Chair Kennerley expressed her concerns regarding the glass guard rail and inquired whether D125 would consider a taller rail to alleviate any temptation for students or visitors to scale the rail. Mr. Carney replied they have a similar situation with the green roof; however, the spaces will be supervised. He added staff has not experienced any issues with similarly-tempting spaces elsewhere on campus. Kevin Havens stated the second floor terrace is 16' above ground, and a person would not be able to scale that wall. Mr. Carney said access to the terrace is by key card. Parameters can be set to limit access, but staff and the design team will review and address the concerns noted.

Chair Kennerley commented on seasonal landscaping, especially in winter, and inquired whether they could they add evergreens to soften the exterior on the north elevation. Mr. Gregory stated the need for utility work and maintenance along that portion and recommendation by Village staff to not plant trees in this area. He added there are existing trees in the general area that are not depicted in the renderings. Mr. Gregory also stated the use of evergreens becomes a security issue. Mr. Carney stated he has been working with AVM/CEDD Gilbertson on a master landscape plan to see where there are opportunities to enhance or change the landscaping. Mr. Carney anticipates appearing before the ARB again in fall 2020 to review the comprehensive landscape plan.

Member Santosuosso moved, seconded by Member McCall, to recommend approval to the Village Board the proposed site and building design, landscaping, and lighting for a 106,400-square-foot building addition located at 1-3 Stevenson Drive, as presented in the petitioner's presentation packet, with the cover letter dated April 13, 2020, and further subject to enhanced landscaping of the addition and consideration of additional height to the exterior glass security panel on the second story terrace area.

AYES: McCall, Santosuosso, Baskin, Orzeske and Kennerley

NAYS: None

ABSENT: Killedar, Tapia

ABSTAIN: None

Chair Kennerley declared the motion carried.

4.0 UNFINISHED BUSINESS. None

5.0 NEW BUSINESS. None

6.0 CITIZENS COMMENTS. None

7.0 ADJOURNMENT

There being no further business, Chair Kennerley declared the meeting adjourned at 8:59 p.m.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development.