



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, June 16, 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

This was a remote video-conference meeting

1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:03 p.m., and Planning & Development Manager Zozulya ("PDM Zozulya") called the roll. Member Killedar excused himself from the meeting due to scheduling conflicts and stated he will rejoin later.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday, May 19, 2020, Architectural Review Board minutes.

Member Baskin moved and Member Santosuosso seconded the motion to approve the minutes as presented for the May 19, 2020, Architectural Review Board meeting.

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

NAYS: None

ABSENT: Tapia

ABSTAIN: None

Chair Kennerley declared the motion carried by a roll-call vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration and Approval of a Minor Amendment to the Lincolnshire Commons Planned Unit Development to Permit Exterior Site and Building Changes for Fat Rosie's Taco & Tequila Bar (940 Milwaukee Avenue – Fat Rosie's Taco & Tequila Bar)

PDM Zozulya provided an overview of Fat Rosie's operations in Illinois and their decision to locate in Lincolnshire Commons. She stated the petitioner is currently renovating the interior space and proposes a minor amendment to the Lincolnshire Commons Planned Unit Development ("PUD") for site and

exterior changes to update from the previous tenant, Kona Grill. PDM Zozulya reviewed the petitioner's submittal packet which incorporates a Mexican cuisine design concept. PDM Zozulya noted that other free-standing restaurants in Lincolnshire Commons also have distinctive materials and color palette unique to their branding. PDM Zozulya added no other changes to the landscaping, site, or building are planned, but stated the wall signs are in the design phase and will be presented to the ARB for review at a later date. The ARB has final authority to review and approve this project as a minor amendment to the Lincolnshire Commons PUD.

Michael Weber, Architect, Michael Weber Architects, LLC, presented the drawings and design concept. The proposed changes include removing slate and adding stucco, wrapping the windows with wood trim, and incorporating other wood details at the entryway. Mr. Weber also discussed painting the metal standing seam roof to mimic Spanish tile roofing color, replacing the "chop stick" style canopy with colorful street posts and lamps. Mr. Weber added the proposed changes will have a substantial effect on the look of the building while distinguishing it from its neighbors, and creating an atmosphere more fitting for Fat Rosie's in Lincolnshire.

Member McCall asked for clarification on the roof and stucco colors, and if any control joints were proposed for the stucco. Mr. Weber stated the stucco will have a monochrome appearance with accents around the windows. He added the landscaping will remain as. Mr Weber further stated in regards to the stucco, there are numerous control joints from previous design. Member McCall said the proposed changes will give the indication of a Mexican restaurant. Member McCall inquired about signage. PDM Zozulya said the sign package will be presented at a later date.

Member Baskin stated a tile roof would have been preferred, as what is proposed is more of an Italian Revival theme. He suggested they give some thought to an outdoor patio and possibly put some landscaping in front of the faux door/balcony.

Chair Kennerley stated she appreciates the neutral color palette which she finds in keeping with the surrounding buildings as well as the proposed wrought iron details. She noted the wood-stained trim will require upkeep. Robyn Jones, Francesca Restaurant Group's Director of Operations, Fat Rosie's parent company, stated they are prepared for the upkeep. Chair Kennerley also inquired about whether the proposed lighting is sufficient. Mr. Weber responded that the existing lighting under the soffit will remain. Chair Kennerley suggested adding other features to the faux door to direct customers to the main entrance.

Member Santosuosso noted a discrepancy on the east elevation. Mr. Weber stated that they had to make modifications to that elevation to accommodate the sign design, and that the additional faux doors were eliminated. Member Santosuosso was in agreement with the color palette.

Member Orzeski noted his concern regarding wood stain, stucco, and water infiltration and staining. He also inquired about whether the code prohibits roof signs as he likes the balcony on the second floor which is now slated for

a wall sign. PDM Zozulya stated roof signs and signs that extend above the roof of a building are not allowed by code. Member Orzeski further noted the muted color palette on the building, but light fixtures are more colorful. Mr. Weber stated this is intentional and helps indicate this is a Mexican restaurant.

Member Killedar rejoined the meeting at 7:33 p.m. and suggested an outdoor eating area be created. Chair Kennerley reminded the Board about Member Baskin's previous question about outdoor dining space, and that the petitioner may look into this further if they wished.

Member Santosuosso moved, seconded by Member Orzeske the Architectural Review Board moves to approve a minor amendment to the existing Lincolnshire Commons Planned Unit Development to permit exterior site and building color changes for Fat Rosie's Taco & Tequila Bar, located at 940 Milwaukee Avenue, as presented in the petitioner's presentation packet, with the cover letter dated June 3, 2020, and as shown in the material and color sample board.

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

NAYS: None

ABSENT: Tapia

ABSTAIN: None

Chair Kennerley declared the motion carried by a roll-call vote.

4.0 UNFINISHED BUSINESS None

5.0 NEW BUSINESS None

6.0 CITIZENS COMMENTS None

7.0 ADJOURNMENT

Chair Kennerley declared the meeting adjourned at 7:35 p.m.

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