



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, July 20, 2021

Present:

Chair Kennerley

Alternate Member Hefner (voted due to
absence of a full member)

Member McCall

Trustee Raizin

Member Orzeske

Planning & Development Manager Zozulya

~~Member Santosuosso~~

Member Killedar

*This was a hybrid in-person and remote
video-conference meeting

1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:01 p.m. Planning & Development Manager Zozulya ("PDM Zozulya") called the roll and declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday June 15, 2021

Member McCall moved and Member Orzeske seconded the motion to approve the minutes as presented for the Tuesday, June 15, 2021, Architectural Review Board meeting.

AYES: Kennerley, McCall, Orzeske and Killedar

NAYS: None

ABSENT: Santosuosso

ABSTAIN: Hefner

Chair Kennerley declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Design Review of Parking Lot Changes and a New Fenced Playground Area for a Daycare Center (675 Milwaukee Avenue – Child First Academy North, Inc)

PDM Zozulya summarized the request for design review of proposed parking lot changes and new fence playground for Child First Academy. PDM Zozulya stated the site was originally used by the Walter E. Smithe furniture store in the B2 General Business District with a Planned Unit Development (PUD) designation. PDM Zozulya stated the Village Board held a pre-application

review of the Special Use request on April 26, 2021, and referred the request to the Zoning Board for a public hearing and to the Architectural Review Board for design review. PDM Zozulya stated no changes to the exterior building elevations or landscaping are proposed. Any ground sign face changes and new wall sign application will be reviewed by village staff.

Richard Duncan, owner, Child First Academy, presented the plans for the new day care center. Mr. Duncan stated a small amount of work has to be done to the interior of the building and no exterior building changes will be required. Mr. Duncan stated they will be removing four parking spaces from the back of the building to install a fenced playground. The grass area will remain and will include gardening troughs for the children to plant a garden.

Chair Kennerley opened the floor to discussion. Member McCall inquired about the playground and garden troughs and the reasoning for not removing the asphalt in the garden area. Mr. Duncan said keeping the asphalt in this area will provide some mobility to the troughs and will also be used for tricycles. Mr. Duncan added no additional lighting will be installed.

Member Killedar inquired about the playground area and fence. Mr. Duncan stated no swings will be installed; the fence will extend north from the drive and wrap around the playground area.

Member Orzeske inquired about the existing loading dock. Mr. Duncan said they do not plan on using it; the interior access is blocked off from the school. Member Orzeske suggested adding additional decorative planters or bollard barriers in front of the playground fence and loading dock area to protect from cars and trucks. Mr. Duncan stated he would include additional barriers by the playground fence area. Chair Kennerley concurred with the addition of barriers for added protection.

Alternate Member Hefner inquired about the decorative planter material. Mr. Duncan stated they have not yet chosen the planter material; the location was determined to keep cars from turning into that lane. Mr. Duncan said they could make the planters more substantive and more visible in the winter. Alternate Member Hefner noted his concern of planter materials cracking in the winter. Mr. Duncan said they will utilize a suitable material to address his concerns and consider adding small trees within the planters.

Trustee Raizin said she is in agreement with the recommendations.

Member Killedar moved and Member McCall seconded the motion to recommend approval to the Village Board of the proposed parking changes and fenced playground area for Child First Academy, located at 675 Milwaukee Avenue, as presented in the petitioner's presentation packet, and subject to the addition of additional decorative planters or bollards near the fence and loading dock area and the addition of weather-proof decorative planters and/or trees on the existing drive in the southwest corner of of the building.

AYES: Kennerley, Orzeske, McCall, Killedar and Hefner
NAYS: None

ABSENT: Santosuosso
ABSTAIN: None

Chair Kennerley declared the motion carried.

3.2 Design Review Regarding Site, Building, Signage, Landscaping, and Lighting Improvements for Stand-Alone Car Wash (220 Olde Half Day Road – Everclean Car Wash)

PDM Zozulya summarized the request for design review of a proposed stand-alone car wash in the B1 Retail Business district. PDM Zozulya stated the 4.4-acre site consists of five parcels which previously contained a restaurant until demolishing in the late 2000s and has remained vacant. The Village Board held a pre-application review in December 2020 and referred the matter to the ARB for design review. PDM Zozulya stated the Board noted concerns about the vacuum stalls and importance of landscape screening and color simulations. PDM Zozulya stated the Village's internal Development Review Team (DRT) conducted a review of the plans and provided comments to the petitioner. PDM Zozulya stated the Zoning Board reviewed the Special Use and text amendment in regards to the stand-alone car wash and requested a traffic study to address concerns raised during the public hearing. The public hearing was continued to the August 10, 2021, Zoning Board meeting.

PDM Zozulya stated the Village's Comprehensive Plan designates this property as "Corridor Commercial." The property is also subject to the Downtown Design Guidelines which call for high-quality design elements and building materials, including, but not limited to, the following:

- Construction should be complimentary to the established architectural character, but also establish a unique identity and place.
- Development should be consist of exceptional design and quality building materials reflective of the building environment.
- Exterior materials should be coordinated with adjacent buildings to establish a harmonious character. Photos of adjacent buildings are included in the packet.
- To achieve a strong architectural setting, it is essential building facades be well articulated with special attention to street-facing facades.
- Blank walls facing public ways are highly discouraged and should incorporate architectural detailing and ornamentation even if not a customer entry.

PDM Zozulya reviewed the staff recommendations:

1. Install additional salt-tolerant shrubs, grasses, and perennials in the two landscape islands located on the east and west side of the building.
2. Add evergreen bushes and grasses to the Olde Half Day Road sign landscape bed and evergreen bushes to the Milwaukee Avenue sign landscape bed using the same species for continuity.
3. The marquee lane status signs shall not contain any text or advertisement.

Member McCall asked staff to clarify the inclusion of the design guidelines in the packet and if they are to be part of the ARB's review. PDM Zozulya stated the guidelines are to be considered by this board as part of the review process and building context and if the proposed design fits the guidelines. She added the guidelines have been used in the past for Culver's and the medical office building.

Thomas Kim, Founder and CEO, Everclean, presented the plans for the Everclean stand-alone car wash. Mr. Kim stated they have been looking for a site in Lincolnshire and decided on the 220 Olde Half Day Road site for their newest location. Mr. Kim stated the property includes 2.5 acres of flood plain and a vacant parking lot. Mr. Kim stated they are operating several locations with new sites under construction in Woodridge, Elgin, and Mt. Prospect. Mr. Kim stated their buildings are a state of art design that provide a unique feel. Mr. Kim said their business model is membership-based.

Mr. Kim presented the design of the building, noting the architectural firm of Barker/Nestor is known for their unique designs. Mr. Kim presented architectural elevations of the building design, includes wood paneling and glass which is meant to bring the inside experience outside. Mr. Kim stated the pergola will blend with the building design and Evercleans corporate color palette; the sign emblem to be constructed of hardy board.

Mr. Kim discussed the vacuum design, noting this will allow the hose to hang down without laying on the ground. He added the design allows for a central vacuum producer with a silencer inside a separate enclosure. Mr. Kim said the height of the vacuum tower is under twelve feet and under the roof line.

Mr. Kim presented the site plan, building elevations, and landscape plans. In regards to the landscape in the vacuum area, river rock is typically used as this is a high-foot traffic area and also for access to vacuum system for maintenance. Mr. Kim state he is also open to proposing artificial turf to add a better aesthetic. In regards to the flood plain, existing asphalt will be removed and restored to native prairie meadows.

Mr. Kim presented the sign plans stating code will be met and no advertising will be displayed. He presented the landscape renderings at year one, noting the existing pear trees will remain on the adjacent Village property. Mr. Kim also presented the lighting plan noting the vacuums have built-in lighting to minimize lighting glare. The facility will close at 8 p.m. and the vacuums and lights will be shut off.

Chair Kennerley asked members to discuss building structure and landscaping.

Member McCall reviewed the stacking lanes and capacity. Mr. Kim noted 80% of their customers are members. Vacuums will be free to use regardless of membership and no car wash purchase will be required. Mr. Kim noted the proposed stacking will accommodate 40 cars.

Alternate Member Hefner noted the Design Guidelines are missing from the building design which looks monolithic; not what we typically see in the

Village. Mr. Kim acknowledged following the Design Guidelines and staff recommendations would have resulted in a redesign of the building, they wanted to present this design to the ARB to see if there are any parts of the design that can be kept. Ryan Nestor, Barker/Nestor Architecture and Design, addressed the board stating it was not their intent to ignore the Design Guidelines, but present a Googie style architecture to see if there is any merit or design elements that can work with the Design Guidelines while keeping with Everclean image. Member Orzeske stated his disagreement with Mr. Nestor's comments. The design does not reflect a car culture image and does not follow the Design Guidelines; absence of natural stone and varying roof heights. Member McCall said concrete painted white does not meet the Design Guidelines; the tower design does not work and the overall design is inappropriate. Chair Kennerley asked Mr. Kim and his team to review the Design Guidelines and incorporate them into the design. Mr. Kim asked for some guidance regarding whether the goal is to achieve complete conformity or a compromise in design. Mr. Nestor asked if the ARB would consider a compromise on design. Chair Kennerley stated if the design is so different from surrounding elements, it will be an issue for the ARB. The goal is to achieve some conformity with the Design Guidelines while allowing some leeway with colors. Member McCall said materials will be key. Member Orzeske indicated his preference to follow the Design Guidelines but present in a different format. This is the downtown area; the ARB does not want to set a precedent on disregarding Design Guidelines.

Member Killedar inquired about traffic movement and number of entrances. Mr. Kim said there is only one entrance off Olde Half Day Road. In regards to trash, Mr. Kim said it is collected early; it should not cause an issue with traffic flow. Member Killedar asked about a pergola over the vacuums. Mr. Kim said a pergola style could be added to the design. Member Orzeske said there may be structural designs issues and car impact issues to consider if adding a pergola over the vacuum areas. Daylight may be preferable versus adding a canopy.

Chair Kennerley inquired about noise level and adjoining neighbors. PDM Zozulya said review of the noise level is the purview of the Zoning Board. Mr. Kim said there is a central vacuum system. Member Orzeske asked if there is an access area for this system without having to tear out asphalt. Member McCall suggested using paver bricks for the vacuum area rather than river rock or artificial turf. Mr. Kim said he will consult his engineer about design and access.

Member Killedar asked about the tall grasses. Mauro Crestani of Urban Landscape Design stated their intent was to use perennial grasses for texture. Member McCall commented salt may be an issue on the landscape but is in support of the landscape plan as it brings in many colors and textures. Alternate Member Hefner said the plan is attractive. Member Orzeske concurred. Chair Kennerley commented on winter scape of the corner at Milwaukee Avenue and Olde Half Day Road. It does not have much color; the ARB would like to see more winter time interest. The elevation looking west has many evergreen trees and recommended taking that concept to the front. Mr. Crestani stated they could add additional upright landscape and evergreens to supplement those front areas in the winter. Chair Kennerley

suggested adding blue spruce and Norway spruce trees as they are hardy trees that can withstand big snow loads. Alternate Member Hefner inquired about the selection of cultivars. Temperature fluctuations may warrant research into the survivability of the landscape.

Mr. Crestani discussed the landscape areas adjacent to the building as they will have grass due to pedestrian traffic but would consider alternatives. PDM Zozulya noted those landscape islands will be visible to the customers and need more variety. Mr. Kim said there is a door; team members will be in and out and do not want to impede worker flow on the east side. They may be able to add materials to give more dimension, such as arborvitae which can grow up to 10-12 feet tall.

Chair Kennerley noted the signage will be discussed as a later meeting pending revisions from the architect on building design.

Member McCall moved and Member Killedar seconded a motion to continue the design review of the Everclean Car Wash to a future ARB meeting to allow petitioner to make the following revisions:

- Building and architectural design revisions to include elements of the Downtown Design Guidelines.
- Revisions to landscape design to incorporate additional wintertime interest, height and plantings.
- Revisions to the landscape islands on the east and west side of building to incorporate additional wintertime interest and height, such as arborvitae.
- Design recommendations on the material for the vacuum areas to include brick pavers or a comparable material to allow for maintenance access.

Trustee Liaison Raizin inquired about comments made in regards to the concrete wall. Member McCall stated solid concrete walls of any color and not a good design for the downtown area.

AYES: Kennerley, Orzeske, McCall, Killedar and Hefner

NAYS: None

ABSENT: Santosuosso

ABSTAIN: None

Chair Kennerley declared the motion carried.

3.3 Approval of a Ground Monument Identification Sign and Design Review of Platform Tennis Courts and Related Fence, Landscaping, and Lighting Improvements (96 Elm Road – LifeSport Athletic Club)

Daniel Abrisco, consultant representing LifeSport Athletic Club, presented the plans for the platform tennis courts and associated improvement. Mr. Ambrisco stated the biggest change to the site involves demolition of the outdoor swimming pool, installation of the platform courts, and the overall exterior improvements to the main building. Mr. Ambrisco presented the elevations of the tennis courts and fencing, noting lighting will meet code.

The court design calls for 6 20'-tall LED lights poles with a total height of 23' with photo metrics meeting code requirements.

In regards to the landscape, Mr. Ambrisco said they have worked with Village staff and made improvements to the plan. A new code-compliant monument sign will be installed.

PDM Zozulya summarized the request for design review of the proposed monument identification sign and design review of platform tennis courts and related fence, landscaping and lighting improvements at LifeSport Athletic Club. The Village Board held a pre-application review and referred the matter to the Zoning Board for the Special Use amendments and variances. The Zoning Board provided a unanimous favorable recommendation on July 13, 2021. PDM Zozulya stated the ground sign is in the ARB's purview as a new structure so the review and recommendations would be final. The design, landscaping, and lighting will proceed to the Village Board for final approval.

Alternate Member Hefner inquired about the tall poles and lighting; how long would the lights be on. Mr. Ambrisco stated the lights are specifically designed to direct downward onto the courts, unlike baseball field lighting. Mr. Ambrisco added the fence screening in the platform courts will prevent reflective light from shining onto adjacent properties. Mike Firsell, an attorney with Firsell Ross, representing LifeSport Athletic Club, stated the photometric plan indicates the lights meet code requirements. The number of lumens is 0.5 within 5 feet of the court; the closest house is over 300 feet away. Mr. Firsell also stated public notices were sent to property owners within 500 feet of the property. They held a neighborhood meeting with only one person in attendance at the meeting who had concerns with parking and lighting; their concerns were satisfied. Mr. Firsell stated Riverside Foundation is in support of this project. The Zoning Board recommended the courts lighting be turned off no later than 9 p.m. with the exception of league play when the lights will be turned off no later than 10:30 p.m.. Member Orzeske commented he is familiar with these types of lights, and they will not have an issue with spillage.

Member Orzeske asked about sound emanating from the aluminum courts. Mr. Ambrisco stated the platforms have aluminum planks with a skid-free epoxy coated surface and do not emit any sound during play. Alternate Member Hefner asked about ADA compliance. Mr. Ambrisco does not recall having to install a ramp at other locations. Steve Wilde, owner of LifeSport Athletic Club, said wheelchair access for platform tennis is not feasible because of the size of the courts. PDM Zozulya stated ADA compliance will be reviewed as part of the permit review process.

Member Killedar moved and Member McCall seconded, a motion to approve a ground monument identification sign and related landscaping, and to recommend approval to the Village Board of the platform tennis courts and related fence, landscaping, and lighting improvements for LifeSport Athletic Club, located at 96 Elm Road as presented in the petitioner's packet.

AYES: Kennerley, Orzeske, McCall, Killedar and Hefner
NAYS: None

ABSENT: Santosuosso
ABSTAIN: None

Chair Kennerley declared the motion carried.

3.0 OLD BUSINESS.

4.0 NEW BUSINESS.

Chair Kennerley welcomed Daniel Hefner to the ARB.

PDM Zozulya informed Architectural Review Board members of the Village Board resolution adopted in March 2020 regarding remote meeting attendance. While this policy has been in place, the Village has not utilized it as the Governor’s Executive Order on Open Meetings allowed for virtual meetings without a physical quorum. PDM Zozulya stated the emergency declaration is set to expire on July 24, 2021 and the Village has this resolution in place if needed. PDM Zozulya summarized the procedures for authorizing electronic attendance, including qualifications for remote attendance, and procedures for authorizing remote attendance. She added a quorum of the public body must be present in-person.

5.0 CITIZENS COMMENTS. None

6.0 ADJOURNMENT

There being no further business, Chair Kennerley declared the meeting adjourned at 10:25 p.m.

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