



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Village Board Meeting Room Tuesday, August 17, 2021

Present:

Chair Kennerley (remote)
Member McCall
Member Santosuosso (remote)
Member Killedar

Member Orzeske
Trustee Raizin
Planning & Development Manager Zozulya
Alternate Member Heffner
~~Assistant Village Manager/Community &
Economic Development Director Roesler~~

1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:00 p.m., and Planning & Development Manager Zozulya (PDM Zozulya) called the roll and declared a quorum to be present with four (4) members in physical attendance. PDM Zozulya stated Chair Kennerley and Member Santosuosso received authorization to attend remotely.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday, July 20, 2021

Member McCall moved and Member McCall seconded the motion to approve the minutes as presented for the Tuesday, July 20, 2021, Architectural Review Board Meeting.

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

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Kennerley declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Approval of Building Façade Alterations and Installation of a New Ground Monument Identification Sign for a Multi-Tenant Office/Industrial Building (121 Schelter Road – Fitzgerald Architecture Planning Design)

PDM Zozulya summarized the request for approval of façade alterations and new monument identification sign for the multi-tenant office/industrial building at 121 Schelter Road. PDM Zozulya stated staff does not have any

concerns about the proposal. PDM Zozulya stated the property owner, TZ Properties, has continually made improvements to the site and building since acquisition in 2014. PDM Zozulya stated staff is recommending the following conditions for approval which the petitioner has agreed to:

1. Repair/paint any damaged siding that is proposed to remain on the building.
2. Install a code-compliant trash enclosure per Village Code Section 6-15-3(E) (4) with a building permit from the village within 6 months of the ARB approval of the current request.

PDM Zozulya stated this request requires Architectural Review Board (ARB) review and approval only per Village Code Section 6-14-5.

Daniela Fitzgerald, architect, Fitzgerald Architecture Planning Design presented the building and monument signs. Ms. Fitzgerald stated the petitioner's request is designed to modernize the front façade of the building. She stated the mansard roof will be removed and replaced with a rain screen system, wood siding, and dark grey and red coping. The monument sign will include the same materials that proposed for the building. Ms. Fitzgerald then presented the ground sign landscape plan and lighting plan, noting the additional landscape area around the monument sign. The proposed LED lights will be placed so they illuminate towards the ground or graze the façade. Ms. Fitzgerald noted the owner wants to add live plantings on top of the roof, noting concerns about sustainability and access to these plantings for watering and maintenance. Ms. Fitzgerald presented the night renderings which include architectural LED lighting to provide safety at night and highlight the building design. Ms. Fitzgerald stated in reference to the existing aluminum repairs, they were able to locate exact materials for replacement of damaged aluminum siding panels as needed per staff recommendation.

Member Santosuosso asked about the nighttime renderings. The LED strips on the building appear to illuminate the building only, not the site. Ms. Fitzgerald said the plan is to illuminate the building only; there are existing lights on the property and at the entry doors. She added the building is not used at night. Chair Kennerley asked about winter hours and early darkness. Ms. Fitzgerald stated there are lights under each of the entry doors that are not clearly visible on the rendering. Member Santosuosso asked about the south elevation view and whether the existing windows will remain. Ms. Fitzgerald stated the windows will remain.

Member McCall asked about the wood siding. Ms. Fitzgerald stated the wood is an engineered wood and presented samples. Member McCall said this was a nice improvement.

Member Orzeske stated the sustainability of the roof landscaping will be difficult and inquired about the transition between different siding materials. Ms. Fitzgerald presented material samples, maintenance requirements, and installation. Member Santosuosso noted red is the most difficult color to maintain, and asked the petitioner to look into clear coat UV protection.

Alternate Member Hefner asked about the proposed awning materials. Ms. Fitzgerald stated it will be canvas and will be replaced every couple of years. Alternate Member Hefner also asked about the roof plantings and how will they be watered, adding heat will be an issue. Ms. Fitzgerald said they have not discussed an irrigation system for the roof or the landscape in general. They may add a roof access if they proceed with the plantings.

Chair Kennerley stated she agrees with the design concept, the red stripe certainly is appropriate for a race car design theme. She suggested removing the roof planting material due to its high maintenance or replacing it with potted plants. She would like to keep the sleek and modern look to the building. Chair Kennerley also suggested installing the red design material across the entire top width of the sign to match the building.

Chair Kennerley commented there is no winter interest in the landscape plan and cited the west elevation in the packet as an example. Chair Kennerley suggested adding winter plantings with shades of red. Chair Kennerley also suggested adding some red bushes and evergreens and eliminating some of the flowers.

Trustee Raizin asked about the color of the proposed LED lighting. Ms. Fitzgerald said the property owner wants to use some seasonal color during the holidays; however, most of the time the light will be white.

Member Santosuosso moved, seconded by Member Orzeske, the Architectural Review Board moves to approve the proposed building façade alterations and installation of a new ground monument identification sign for the existing multi-tenant office/industrial building located at 121 Schelter Road, as presented in the petitioner’s packet and shown in the petitioner’s material/color sample board, subject to staff recommendations:

1. Repair/paint any damaged siding that is proposed to remain on the building
2. Install a code-compliant trash enclosure per Village Code Section 6-15-3(E) (4) with a building permit from the village within 6 months of the ARB approval of the current request.

And further subject to:

1. consideration of installing a red stripe across the top of the sign,
2. replacing flowers with bushes with red and green colors; installing annual flowers with red and white colors;
3. removing the live plantings on the roof,
4. treat the red-colored materials with UV protection.

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

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Kennerley declared the motion carried.

4.0 UNFINISHED BUSINESS. PDM Zozulya stated that staff would like to utilize this portion of the agenda to review final Village Board actions that included ARB review,

unless members preferred to receive electronic updates. Chair Kennerley preferred it to be presented under “Unfinished Business.”

PDM Zozulya stated the Village Board approved the Child First Academy application for 675 Milwaukee Avenue with the ARB recommendations on August 9.

5.0 NEW BUSINESS

6.0 CITIZENS COMMENTS

7.0 ADJOURNMENT

Chair Kennerley declared the meeting adjourned at 7:50 p.m.

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