



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, July 19, 2022

Present:

~~Chair Kennerley~~
Member McCall
Member Santosuosso
Member Killedar

Member Orzeske
Alternate Member Hefner
Alternate Member Malhotra
Trustee Raizin
Planning & Development Manager Zozulya

1.0 ROLL CALL

Planning & Development Manager Zozulya (PDM Zozulya) called the roll and declared a quorum to be present. In the absence of Chair Kennerley, PDM Zozulya stated the Architectural Review Board will need to appoint Brian Santosuosso Chair Pro Tem.

Member Killedar moved, and Member McCall seconded the motion to appoint Brian Santosuosso Chair Pro Tem.

Motions passed unanimously by voice vote.

PDM Zozulya stated Alternate Member Hefner can vote on agenda items due to a full member absence.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board (ARB) meeting held on Tuesday, June 21, 2022.

Alternate Member Hefner moved, and Chair Pro Tem Santosuosso seconded the motion to approve the minutes as presented for the Tuesday, June 21, 2022 Architectural Review Board Meeting.

AYES: Orzeske, Hefner, McCall, Killedar and Santosuosso
NAYS: None
ABSENT: Kennerley
ABSTAIN: None

Chair Pro Tem Santosuosso declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Continued Consideration of Proposed Industrial/Warehouse Design Guidelines

PDM Zozulya stated this matter was initially reviewed by the ARB on June 21, 2022, with the ARB directing staff to perform the following:

1. Provide the ARB with a copy of the Lincolnshire Corporate Center Private covenants regarding exterior design.
2. Develop a list of permitted exterior materials.
3. Compile additional examples for possible inclusion in the design guidelines.

Regarding the Lincolnshire Corporate Center private covenants, PDM Zozulya provided attachment 2 which details the required elements of exterior construction per the covenants. In addition, PDM Zozulya stated Van Vlissingen provided a copy of the covenants on record for the Vernon Hills Corporate center for consideration regarding permitted and prohibited building materials. She noted prohibited materials in the covenants include common brick, concrete block, split face block, cinderblock, as well as corrugated metal as a predominant building material. In addition to providing these covenants, Van Vlissingen indicated support for allowing a balanced use of opaque, mirrored, reflective and translucent glass in industrial areas for security reasons and noted many of existing buildings have this type of glass. The proposed design guidelines currently prohibit this.

Regarding permitted exterior materials, PDM Zozulya stated based upon the review of the private covenants and staff research, staff recommends the following list of materials be included in the design guidelines: precast concrete (with a portion of the concrete being textured), metal, brick, stone, glass, and composite materials such as aluminum/non-aluminum blend panels and fiber cement.

Regarding incorporating additional exterior images, PDM Zozulya presented the slide of Klein Tools which is included in the design guidelines as an example of a distinctive façade. PDM Zozulya presented additional photos of Fischer Paper Products in Antioch which shows unique architectural features on the front elevation in addition to other large warehouse buildings with monotonous exterior features. PDM Zozulya asked if members had any samples or ideas they would like to share with staff and to include in the design guidelines.

Alternate Member Malhotra asked if there were any additional examples which could be incorporated. PDM Zozulya said it has been difficult to find examples to include. Member McCall said a speculative developer will design differently than a corporate developer who may incorporate more creativity and corporate imaging. Member McCall recalls the resistance on the downtown design guidelines from applicants, the market may be the determining factor. Member McCall stated he does not want to shut out development, stating he likes the industrial look for industrial buildings, but they can become massive in size. Member McCall noted his concern of the use of architectural panels which become dirty over the years and show signs of rebar rust.

Member Killedar stated loading docks should not be visible from the street and would like to prevent long flat panels, suggesting some distinguishing architectural features to break up that effect with landscaping being a major element.

Member McCall suggested some language in the guidelines to promote creativity; a wall of panels with different color schemes will provide a visual focal point. Alternate Member Hefner stated using color will break up the massing and may provide an opportunity for public art exhibitions on one or more of the exterior walls.

Trustee Raizin asked what the Village would like to encourage in design to move away from massive industrial buildings, noting certain guidelines may be cost prohibitive. PDM Zozulya stated the guidelines are meant to be just guidelines; not code required which will allow staff and reviewing boards to exercise some judgment by using the guidelines as a toolbox. Chair Pro Tem Santosuosso noted the guidelines will be a starting point for developers and may avoid continued appearances. Chair Pro Tem Santosuosso asked what enforcement the Village can pursue in buildings and or landscape not properly maintained. PDM Zozulya said conditions would have to be serious to begin property maintenance enforcement. She added the Village continues with a pro-active approach with the Business Spotlight Newsletter and other communications with the business community regarding reminders. Alternate Member Hefner suggested the Village pursue art grants for aesthetics. PDM Zozulya noted the design of Melody Farm in Vernon Hills with the building murals facing the main streets.

Alternate Member Malhotra said the enforcement of guidelines will be a challenge. He stated it will come down to cost and time for a developer, but the Village should have a say in new developments. Alternate Member Malhotra stated while art installations are desired, he questions how practical they will be. PDM Zozulya said the guidelines will provide a basis for design. Member Orzeske said it will be difficult to design buildings, but the guidelines will assist as a starting point. Chair Pro Tem Santosuosso said having these images in the guidelines will be helpful. Alternate Member Hefner suggested expressly stating in the guidelines that the Village does not want monolithic buildings. Alternate Member Malhotra suggested the guidelines include non-negotiable items and encourage other design elements. Alternate Member Hefner said he believes corrugated metal should be prohibited. Member Orzeske stated the use of corrugated metal would be cost prohibitive.

Chair Pro Tem Santosuosso asked if members had any opinions on the detention area location. Member McCall said it would come down to Lake County Storm Water Management Commission. PDM Zozulya agreed noting some developers have put detention underground. Member Orzeske asked if the guidelines included parameters for lighting such as night display for purposes of creativity. Trustee Raizin said many good ideas are being discussed by the ARB, from lighting to

inclusion of art installation/murals in exterior building design. Alternate Member Hefner noted art installation may become an issue with first amendment not governed by sign regulations or building design. Members agreed asking the Village Attorney provide guidance on art installations as part of the exterior design. Chair Pro Tem Santosuosso said the building owner would dictate what art would go on their building, but it may become an issue for the Village on what those images are. There was discussion allowing art students/schools to create artwork over a solid white wall. Alternate Member Malhotra asked how enforcement would work as the Village does not own the building and the owner can change the artwork as they desire. Chair Pro Tem Santosuosso said any changes to the exterior may require a review by the ARB. Member Orzeske stated some type of artwork may be considered advertising.

Alternate Member Hefner asked about additional landscape requirements. PDM Zozulya indicated Village staff will be updating the landscape code in the future. Alternate Member Hefner indicated both summer and wintertime interest in landscape plan be included. PDM Zozulya said staff has already been including this in discussion with developers on all new development.

Alternate Member Hefner moved, and Member McCall seconded the motion for the approval of the Industrial/Warehouse Design Guidelines with the following recommendations to the Village Board:

1. Add an introductory statement that creativity in design is desired to make each building distinct while being sensitive to the established built environment.
2. Add color variation.
3. Encourage detention ponds along the street.
4. Encourage installation of architectural lighting.
5. Encourage art displays on blank walls.
6. Allow the use of opaque, mirrored, reflective, and translucent glass sparingly.
7. Permitted materials to include precast concrete (with at least a portion of the concrete being textured), metal, brick, stone, glass, and composite materials such as aluminum/non-aluminum blend panels and fiber cement.
8. Prohibited materials to include common brick, concrete block, split face block, cinderblock, as well as corrugated metal as a predominant building material.
9. Incorporate a Fischer Paper Products exterior image as an example.

AYES: Orzeske, Hefner, McCall, Killedar and Santosuosso
NAYS: None
ABSENT: Kennerley
ABSTAIN: None

Chair Pro Tem Santosuosso declared the motion carried.

4.0 UNFINISHED BUSINESS. None

5.0 NEW BUSINESS. None

6.0 CITIZENS COMMENTS. None

7.0 ADJOURNMENT. None

Chair Pro Tem Santosuosso declared the meeting adjourned at 8:30 p.m.

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