



VILLAGE OF LINCOLNSHIRE

MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, September 20, 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

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.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on Tuesday, August 16, 2022.

Member Orzeske moved and Alternate Member Hefner seconded the motion to approve the minutes as presented for the Tuesday, August 16, 2022, Architectural Review Board Meeting.

AYES: Kennerley, Killedar, Orzeske and Hefner

NAYS: None

ABSENT: McCall, Santosuosso and Malhotra

ABSTAIN: None

Chair Kennerley declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Public Hearing Regarding a Variance from Title 12 (Sign Control) of the Lincolnshire Village Code in the Office/Industrial Sign District to Permit a Ground Monument Sign Setback of Less than 15' from the Edge of the Street (450 Bond – Klein Tools)

Chair Kennerley recessed the ARB meeting and opened the Public Hearing. Chair Kennerley reviewed the rules and procedures pertaining to the public hearing process.

PDM Zozulya provided staff review of this petition and history of Klein Tools. PDM Zozulya stated upon staff review of all monument signs in the office and

industrial districts, it was noted the Klein Tools ground sign installed in 2006 is approximately 8' from the edge of the street rather than the minimum-required 15' setback. PDM Zozulya noted staff was not able to locate the approved sign permit. The development plans indicated a 10' setback and there is no notation on file on how the existing setback was permitted without a variance. PDM Zozulya stated Klein Tools is seeking to memorialize the existing non-conforming setback with a variance ahead of the village-imposed April 11, 2024, deadline for non-conforming signs to come into compliance.

PDM Zozulya stated the ARB is required to review the findings of fact. She noted the required adjacent property owner notification was completed by the petitioner with legal notice published in The Daily Herald.

Mr. Tim Wolak, Building Maintenance technician at Klein Tools was sworn in. Mr. Wolak presented a site plan and photos of the existing sign noting the sign is nicely landscaped and illuminated at night. Mr. Wolak said if they are required to relocate the sign, they would have to remove a large adjacent pine tree in addition to relocating underground electrical. Mr. Wolak recited the findings of fact and requested they be entered into the record.

Member Killedar asked if Klein Tools has any projects planned that would facilitate relocation of the sign. Mr. Wolak said there are no projects planned.

Alternate Member Hefner has no objection to the current location noting the evergreen tree could use some trimming. Member Orzeske had no objections to the current sign location.

PDM Zozulya said Member Santosuosso emailed in comments noting the evergreen should be trimmed and the existing landscaping should be refreshed to what was initially approved. Mr. Wolak said they will refresh the landscaping next spring.

Chair Kennerley asked staff to investigate why this sign was allowed to be placed in current location, something must have been going on at the time to place sign at current location. She indicated her concurrence with leaving the sign at its current location with landscape refresh but would like staff to research this. Alternate Member Hefner asked if the sign was in an easement or a public right-of-way. PDM Zozulya said new signage is reviewed by village engineering staff to prohibit issues with locations on public right-of-way due to future improvements or repairs. However, staff will research this further.

Chair Kennerly opened the floor to comments. There being no further comments, the public hearing was closed. Chair Kennerly reconvened the ARB meeting.

Alternate Member Hefner moved and Member Orzeske seconded the motion to recommend approval to the Village Board of the setback variance for the existing Klein Tools ground sign with the condition to refresh the sign landscaping by spring 2023 and to have Village staff research issues with public right-of-way and/or public easements prior to the Village Board meeting.

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

Chair Kennerley declared the motion carried.

PDM Zozulya said staff will do some research on the permit history prior to this request being forwarded to the Village Board for final review and action.

3.2 Approval of a Minor Amendment to the Lincolnshire Trails Planned Unit Development to Eliminate Two Parking Pads/Six Off-Street Parking Spaces from Approved Development Plans.

PDM Zozulya reviewed the development history of Lincolnshire Trails noting the construction is complete, all homes have been sold and are occupied. PDM Zozulya stated the only remaining item is two parking pads that contain six spaces for shared use that were part of the original development plans. PDM Zozulya state the Lincolnshire Trails Homeowners Association (HOA) approached Village staff regarding their desire to not have the two remaining pads constructed by the developer. The HOA believes there is sufficient parking with existing garages, driveways, and on-street parking. They would prefer to maintain green space and existing trees that were recently installed. PDM Zozulya stated the subdivision is well over required parking spaces and staff is in support of the request.

Mr. Thomas Hagensick, President of the Lincolnshire HOA, addressed the ARB, presenting development history and the HOA's request to eliminate the two unconstructed parking pads. Mr. Hagensick stated they have not observed a shortage of parking and have sought the input of their residents. Most (25 residents) expressed a desire to not construct these pads versus 15 votes in favor of installing the pads with 4 residents abstaining. He added the HOA also sent to the 44 residents a courtesy notice of tonight's ARB meeting.

Alternate Member Hefner asked about legal implications of approving removal of the parking pads with the option to install them later or outright permanently eliminate. PDM Zozulya said if the ARB votes to approve to amend the PUD, the HOA would have to come back before the ARB for that approval. Member Orzeske concurs with the HOA plan to eliminate the pads. Member Orzeske asked whether the developer could wait a few years to see if the pads are needed. PDM Zozulya stated the developer is required, per the approved PUD to install the remaining parking pads. PDM Zozulya noted for the Village to accept the final improvements of the subdivision and release any financial obligations, the plans must be in compliance and the pads would have to be installed per the PUD.

Sandra Randol, 62 Woodland Trail, noted they have an abundance of parking and would like to see more green space.

Dan Fisher, 43 Woodland Trail, said he lives in front of one of the pads to be eliminated and would prefer green space and noted there is plenty of parking spaces in the development. He has concerns that the pads were not installed

prior to completion of curbs and streets and would not want to see the disruption.

Member Killedar moved and Member Orzeske seconded the motion to approve a minor amendment to the Lincolnshire Trails Planned Unit Development to eliminate two parking pads/six off-street parking spaces from the approved development plans.

AYES: Kennerley, Killedar, Orzeske and Hefner

NAYS: None

ABSENT: McCall, Santosuosso, and Malhotra

ABSTAIN: None

Chair Kennerley declared the motion carried.

PDM Zozulya stated this is the final approval in the process; no further board action is required.

Trustee Raizin asked if the HOA will add landscaping around the utility boxes. Member Orzeske advised the HOA to consult with utilities as they will need to access the boxes for routine maintenance.

3.3 Approval of a Minor Special Use Amendment Regarding Modifications to Wall Signs, Ground Signs, Building Facades, and a Trash Enclosure (490 Milwaukee Avenue – Graham C-Stores Co.)

PDM Zozulya presented a summary of the request before the ARB which includes updating signage to current branding, façade renovations and trash enclosure. She added this request rests with the ARB for final approval by code. PDM Zozulya indicated staff's preference for the trash enclosure doors to be one color.

William Sheehan, Ahern Sign Company, presented the changes to the existing monument signs which will include the BP logo colors. The existing base will be reduced in height and will include a face brick on the base. It was noted the color scheme for the Graham C store signage will be different from the BP logo on the monument signage. Mr. Sheehan indicated the monument sign landscaping will be cut down in height. The sign design will allow for electronic price changes. Face brick will be added to the existing building to match the proposed monument sign base. He presented the plans for the trash enclosure, with face brick along the bottom, white fence surround.

Member Killedar noted his concern that the brick material looks to be different colors. Chair Kennerley noted there seems to be many color variations going on with the design. Member Orzeske noted there was no BP colors on the building signage; it all seems to clash. Chair Kennerley stated there is no cohesiveness or integration on the design and would not recommend approval as submitted.

Mr. Thomas Williamson, General Manager, Graham C-Stores, stated BP is restrictive on the use of their colors; store brand must be different. Member Orzeske suggested using the same white/beige tone on the BP sign and use it on the Graham wall sign and trash enclosure to provide some consistency;

remove the brilliant white.

There was discussion on the brick material and trash enclosure door panels. Mr. Williamson said they will be repaired and maintained as needed.

Chair Kennerley read comments from Member Santosuosso who was not in attendance which included using the same color scheme on the rooftop unit screen and power washing the underside of the gas station canopy.

Member Orzeske moved and Alternate Member Hefner seconded the motion to continue the review to the October ARB meeting to allow the petitioner time to revise the plans and renderings for further review by the ARB. Revisions included the following:

1. Use a consistent white color shade on the wall sign, convenience store building, and trash enclosure.
2. Powerwash the underside of the gas station canopy.
3. Repair or replace trash enclosure door panels with the door to be painted brown.
4. Paint the rooftop unit screen the same white color as the convenience store building and trash enclosure.
5. Provide a simulation rendering with all proposed improvements depicted on one sheet.
6. Ensure the renderings depict consistent colors for the brick and other materials.

Mr. Williamson said this project has been in the planning stages for years and asked if the Village would accept only the monument sign change. PDM Zozulya said the code requirements dictate the signs be consistent. Alternate Member Hefner thinks there is a consensus to support the improvements, but the colors are not working and not consistent. PDM Zozulya noted that the approved ARB plans would be used for permit reviews.

Mr. Williamson stated he will take the ARB's recommendations, update the renderings as noted, and return to the next ARB meeting.

AYES: Kennerley, Killedar, Orzeske and Hefner

NAYS: None

ABSENT: McCall, Santosuosso, and Malhotra

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

Chair Kennerley declared the meeting adjourned at 9:40 p.m.

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