



# VILLAGE OF LINCOLNSHIRE

## MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, August 16, 2022

Present:

Chair Kennerley  
Member McCall

~~Member Santosuosso~~  
Member Killedar

Member Orzeske  
Alternate Member Hefner (arrived 7:05 p.m.)  
– voted due to absence of a regular member  
Alternate Member Malhotra  
Trustee Raizin (arrived 7:10 p.m.)  
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, July 19, 2022.

Member Killedar moved, and Member Orzeske seconded the motion to approve the minutes as presented for the Tuesday, July 19, 2022, Architectural Review Board Meeting.

AYES: Kennerley, Killedar, McCall, Hefner and Orzeske

NAYS: None

ABSENT: Santosuosso

ABSTAIN: None

Chair Kennerley declared the motion carried.

### 3.0 ITEMS OF GENERAL BUSINESS

**3.1 Continued Consideration of Site and Building Design, Signage, Landscaping, Lighting, and Site Amenities for Half Day Landing, a Mixed-Use Commercial Development (225 Marriott Drive-Keystone Planning + Design/6801 Investments LLC)**

PDM Zozulya summarized meetings to date on this project, with the ARB requesting further revisions as detailed in staff cover letter. PDM Zozulya stated approval is for Phase 1 only, Phase 2 will be submitted later.

Tim Hague, Keystone Planning + Design, stated they made changes requested by the ARB for the proposed development, Half Day Landing, which pays homage to the airport history of the site and thanked staff for suggesting the name. Mr. Hague reviewed the schedule and phased development plan, with buildings A, B, and C included in Phase 1.

Chair Kennerley stated she would like to hear the vision for this development, what is going to draw people into the development, and whether they are realizing the full potential of this property. Mr. Hague stated the retail industry is fluid, this design with multiple drive-throughs is based upon current trends and preferences from customers. Chair Kennerley noted people want to get outdoors and gather.

Mr. Hague stated the design will include pedestrian amenities, such as a wider bike/pedestrian paths, additional benches, picnic tables, expanded outdoor seating, and expansive patios in front of Buona and Rainbow Cone. Alternate Member Hefner asked if the picnic tables will accommodate wheelchairs. Mr. Hague said they will make those modifications.

Mr. Hague presented the parking plan, noting additional parking spaces on the northern portion of Phase 2 have been added for Phase 1 availability. He added the bus shelter will be relocated and will include additional landscape screening.

Mr. Hague presented the changes to the exterior elevations and materials, noting more commonality to the site with the dark metal accents among the buildings. Regarding the landscape plan, Mr. Hague stated changes have been made to add wintertime interest and additional screening for the west berm. Luigi Randazzo, Keystone Planning + Design, detailed the changes noting they could not increase the berm height but will add more evergreen trees to complement existing conditions to the west.

Mr. Hague presented further details on the site, noting Building A is difficult to anticipate as they do not have tenants. Mr. Hague reviewed the proposed signs for Buona Beef, Rainbow Cone, and Thorntons.

Mr. Hague presented the exterior lighting plan which includes additional lighting to illuminate the pathways.

Chair Kennerley said the ARB would like to see more ideas for the pond; it is a nice view and should be taken advantage of. PDM Zozulya asked the petitioner if they considered an aerator fountain to provide some movement in the water feature. Mr. Hague indicated this will speak with Van Vlissingen & Company who they believe controls the pond.

Member Orzeske noted a disconnect for visual access from both Half Day Road and Milwaukee Avenue. He also noted the seating areas

throughout are not in an advantageous area with too much emphasis on drive-throughs. Member Orzeske stated the pedestrian walkway will work well for the surrounding office and industrial areas, and the petitioner should consider outdoor eating in the design around the pond. Mr. Hauge highlighted some of the landscape features. Member Orzeske felt additional vertical landscape is needed as a focal point. Member Orzeske noted the drive-through configuration on future Phase 2 building takes the drive across the front of the building; he prefers to see it placed in back like the Buona design. Mr. Hauge said staff pointed this out as well; plans will change once tenants are determined. Member Orzeske complimented the revised Thorntons exterior design while noting concern regarding light from the gas station becoming a major factor at the intersection.

Member McCall commented on the lighting, would like more detail on these lighting elements. Dave Frigo, Hitchcock Design Group, stated the lighting will all be coordinated and complementary throughout the site. Katie Berliner, Thorntons, discussed the under-canopy lighting; while the intent is to keep people safe; the design and fixtures will maintain much control of light bleeding with use of shields, color change and intensity. Chair Kennerley commented on the height of light poles interfering with the visual of the building signage and recommended lowering the walkway pole heights. PDM Zozulya noted the village prefers a uniform lighting design in keeping with the exterior design of the buildings

Mr. Frigo presented the landscape plans and reviewed plantings and placement which indicated plantings over and above code requirements. Chair Kennerley inquired about winter plantings and grasses. Mr. Frigo noted people tend to walk through grasses and grasses fall over in winter. Chair Kennerley noted her desire to have more winter interest; current plan looks empty with much open space between trees. Regarding plantings along Half Day Road, Chair Kennerley said it looks bare and it needs to convey the thought of a gathering and suggested plantings in-between the trees with emphasis on grouping with low-level plantings. Regarding the drive isles, Mr. Frigo said this is not a large area for landscape; they will include turf which is salt tolerant.

Mr. Frigo discussed the landscape plan along Milwaukee Avenue. Chair Kennerley noted same concerns, including insufficient groupings and visual interest. Mr. Frigo discussed keeping some existing landscape and adding more flowering trees near the pond. Chair Kennerley noted this is a large space with just 3 evergreens being proposed. They need to consider adding more landscape. The area along the roadways is very lacking in landscape and not appealing. Mr. Frigo stated they are already over code requirements and do not want to hinder visuals to the buildings. Chair Kennerley noted the ARB's desire to have more landscaping added to Half Day Road, Milwaukee Avenue, and include more wintertime interest on the landscape plan. PDM Zozulya stated the Village Board typically requests more landscape screening during their review and that this will continue to be discussed at the Village

Board. PDM Zozulya recommended more detailed simulation renderings when the Village Board considers this proposal.

There was discussion on safety of the eating areas being near interior drives off Milwaukee Avenue, pathways and safety concerns for children near benches adjacent to drives isles. Alternate Member Hefner noted there will always be concerns about kids and people not paying attention. Member Orzeske recommended additional landscaping to better define and protect screen wall areas with benches.

There was discussion on the color of the Thorntons gas station interior canopy color, with most ARB members indicating preference for white. Ms. Berliner team said they will keep it white and confirmed the gas station canopy band will not be illuminated.

Member Orzeske moved and Alternate Member Hefner seconded the motion to recommend approval to the Village Board with the following conditions:

1. Standardize site lighting in keeping with the building architecture. Consider reducing the pedestrian light pole height to a more human scale.
2. Add a fountain aerator(s) in the existing pond subject to review and approval of corporate entities and village staff.
3. Add ADA-accessible picnic tables.
4. Add evergreen and deciduous landscaping in open areas along Milwaukee Avenue and Half Day Road.
5. Add evergreen and shade plantings near screen walls and benches adjacent to the Milwaukee Avenue access road.

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

Chair Kennerley declared the motion carried. The proposal will move to the Village Board for final review and potential approval once all the changes noted in the motion are addressed and verified by staff. Mr. Hague extended his thanks to the ARB on behalf of his development team.

### **3.2 Approval of Proposed Ground Monument Identification Sign & Security Barrier for the Tesla Auto Collision Center (675 Heathrow – Tesla Collision Center)**

### **3.3 Consideration of Proposed Yard Fence for the Tesla Auto Collision Center (675 Heathrow Drive – Tesla Collision Center)**

Chair Kennerley stated the ARB will consider both items simultaneously.

PDM Zozulya summarized the request before the ARB stating approvals for the addition, parking, landscape, building, and lighting improvements in December 2021 and February 2022. PDM Zozulya stated the petitioner is proposing a new 6'-tall, illuminated ground sign on Heathrow Drive and seeking approval of two 3'-tall black aluminum bollards with a chain within the landscape islands to prevent access to the rear parking lot where Tesla will store damaged vehicles. In addition, the petitioner also proposes a 6'-tall open style black fence around the north and west side property line for security and aesthetic purposes.

Dan Tessarolo, Chipman Design, representing Tesla, presented the plans for the sign and fences. He noted there is no residential adjacent to the property and the site is landlocked. The fences will be screened with 5-foot-tall evergreens which will grow over time. He noted the aluminum fence will be a black powder coat rather than a wrought iron material labeled on the plans. Chair Kennerley noted the improved landscape around the monument sign is very appealing.

Alternate Member Malhotra asked about site lighting. Mr. Tessarolo said there are lighting fixtures along the exterior of the building. Member Orzeske asked about a gate. Mr. Tessarolo said there is no gate but a chain. Chair Kennerley asked the ARB would they prefer a fence with a gate. Alternate Member Hefner agreed, a chain will not provide security. PDM Zozulya stated staff did not support the fence and gate in that location because of aesthetic and code enforcement concerns which is why it was not presented to the ARB. Alternate Member Hefner stated he thought it would look more consistent to have the gate and fence to be like the perimeter fence. Member Orzeske asked if the gate would be electric or manual and whether the Fire District and Police would have access concerns. PDM Zozulya said those details will be reviewed during the permitting process.

Chair Kennerley asked about the landscape islands by the garage bay openings with no landscape plantings. She sees a potential for cars running over them. Mr. Tessarolo stated this was the responsibility of the property owner; however, he could investigate that and report back to staff.

Member Killedar moved and Alternate Member Hefner seconded the motion to approve the monument sign as proposed.

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

NAYS: None

ABSENT: Santosuosso

ABSTAIN: None

Chair Kennerley declared the motion carried.

Member Killedar moved, and Member McCall seconded the motion to recommend approval to the Village Board of the proposed yard fence (with the front section across the drive aisle being a fence/gate rather than a security chain with bollards), subject to review by the Fire

District and Police during the permitting process.

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

NAYS: None

ABSENT: Santosuosso

ABSTAIN: None

**4.0 UNFINISHED BUSINESS.** None

**5.0 NEW BUSINESS.** None

**6.0 CITIZENS COMMENTS**

**7.0 ADJOURNMENT**

Chair Kennerley adjourned at 10:00 p.m.

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