



**APPROVED** Minutes of the **ARCHITECTURAL REVIEW BOARD** held on Tuesday, November 17, 2015, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

**PRESENT:** Chairman Grover, Members Gulatee, Hardnock, Kennerley, and Trustee Liaison Hancock.

**ABSENT:** Members Barranco and Jensen.

**ALSO PRESENT:** Stephen Robles, AICP - Village Planner and Steve McNellis, Community & Economic Development Director

**CALL TO ORDER:** Chairman Grover called the meeting to order at 7:03 p.m.

**1.0 ROLL CALL**

The roll was called by Village Planner Robles and **Chairman Grover** declared a quorum to be present.

**2.0 APPROVAL OF MINUTES**

2.1 Approval of the Minutes of the Architectural Review Board held Tuesday, October 20, 2015.

**Member Gulatee** moved and **Member Kennerley** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on October 20, 2015, as presented. The motion passed unanimously by voice vote.

**3.0 ITEMS OF GENERAL BUSINESS:**

3.1 Consideration and Discussion of revisions to ground signage approved in Ordinance No. 13-3298-24, granting Sign Variances for the Tri-State International Office Center (GA Tri-State Office Park LLC).

**Director McNellis** presented background on the 2013 Ordinance approving ground signage revisions throughout the Tri-State International Office Center, as well as the caveat in that Ordinance laying-out the approval process for any future sign changes.

**Ted Garnett, Principal of Garnett Architects**, noted he had worked earlier this year on building improvements at this site and had enjoyed working with the ARB on that approval process. He began his presentation by stating CDW would like to rebrand the site signage. He noted the renaming and color changes proposed were agreed-upon in CDW's lease, and have all been reviewed and approved by building management. He went on to mention there are no new signs proposed and the size and materials of the existing signs will remain the same. It's really just the naming conventions and color theme that will change.

**Mr. Garnett** introduced **Katie Conroy from Poblocki Sign** who worked on sign



design and will also be working on the installation. Ms. Conroy passed-around samples showing the two sign colors proposed. **Mr. Garnett** stated that they had tried to keep the design of the large Tollway sign fairly muted, with red accents that match the client's logo color. He noted this red will match the red of the new canopy on the west side of the building. He also reiterated that the proposal is merely for a replacement of existing sign panels with a new name and color. Mr. Garnett concluded his presentation.

**Member Hardnock** inquired if there were any existing obstruction issues with any of these signs, to which Mr. Garnett answered No. **Director McNellis** noted when the signage request was brought to the ARB in 2013 there was concern by the Homeowners Association in the adjacent Sutton Place Townhomes regarding the entry sign location. While the location was ultimately accepted by the HOA, it turns out that sign will now actually be moved further east away from them in conjunction with previously-approved CDW changes. Director McNellis noted he provided this information to the HOA President who did not think any of the changes contemplated would be a concern to his residents.

**Member Gulatee** asked when the signs were originally approved were they supposed to be lit? **Ms. Conroy** answered that the main two identification signs are currently lit, and the directional signs are not, per the previous approvals. She further noted the directional signs have reflective vinyl so they do pick up headlights. **Chairman Grover** asked if the current previously-approved landscaping for all ground signs would remain the same and in place. **Mr. Garnett** replied it would. **Chairman Grover** asked if the entry sign being moved east as part of the previously-approved CDW work will have the same landscaping replanted around it, to which Mr. Garnett replied it would.

**Trustee Hancock** inquired as to whether or not the sign was uplit or internally lit, to which Mr. Garnett noted it is currently internally-lit, as was previously-approved. **Member Gulatee** noted the proposed colors are CDW's corporate colors so he doesn't really have a problem with this.

**Chairman Grover** asked if Staff has a concern with the muted colors on the Tollway sign. **Director McNellis** stated Staff does not have a concern, in fact he agrees with CDW that the Tollway monument sign having a field primarily gray was less impactful than an all-red monument sign. **Mr. Garnett** stated he felt the muted gray was more in keeping with the muted colors of the building and just a bit more classy.

**Member Kennerley** inquired if the Tollway sign was currently lit in the evening? **Mr. Garnett** replied that it is, but he felt that for being a big sign, it is actually pretty unobtrusive.

**Chairman Grover** asked if there were any other questions or comments. Hearing none, he requested a motion.

***Gulatee** moved and **Member Hardnock** seconded a motion to approve a revision to Ordinance No. 13-3298-24, which granted variations associated with ground*



*signage for the Tri-State International Office Center, to permit an amendment to the approved plans for a change in color scheme and Center name, as presented in a presentation packet from Poblocki Sign, with cover letter from CBRE, dated November 12, 2015, as presented.*

*The motion passed unanimously by voice vote.*

- 3.2 Public Hearing regarding variations to Title 12, Sign Control, of the Lincolnshire Village Code associated with permanent identification signage and temporary signage for the 86-unit Camberley Club townhome Planned Unit Development (Pulte Home Corporation)

Chairman Grover closed the ARB meeting and opened the Public Hearing.

**Village Planner Robles** presented Staff's memorandum and noted earlier in the year, the ARB reviewed preliminary PUD plans for Pulte Home's townhome community on the northern 20 acres previously part of the Sedgebrook Campus. Although signage was included in the ARB's prior review, certain signage was not compliant with the Sign Control regulations, requiring Pulte to seek the variations presented at the night's ARB meeting. The variations for the permanent monument signs were due to a technicality in how the Village's sign regulations classified the proposed sign. Although the proposed signs were attached to decorative walls, they could not be classified as wall signs per Code. As a result, the monument sign dimensions were measured based on the walls the signs would be affixed, which exceeded the maximum dimensions permitted for sign length, height and sign area. The proposed sign variations for the temporary signage were due to the requested duration of display to permit the temporary signage to remain past the issuance of the first certificate of occupancy, which Code requires any such temporary to be removed. **Village Planner Robles** clarified that the secondary entry sign off Riverside Road was shown in the packet at 40 square feet in sign area, but was identified as 37 square feet in the public hearing notice. The error was a result of a misinterpretation in how the Village calculates sign area. Since the public notice included the smaller sign area, Pulte will revise the overall monument sign dimensions to comply with the 37 square foot sign area. Staff recommended approval of the requested sign variations subject to two revisions to be completed for Staff review and approval prior to Village Board action, as 1) the end columns of the Riverside Road monument ground sign shall be consistent in design with the end columns of the Milwaukee Avenue wall, and 2) the brick rowlock border around the Milwaukee Avenue sign panel shall also be included around the Riverside Road sign panel.

**Greg Sagen**, Signature Design Group, presented the proposed permanent monument signage and the requested variations. He noted the permanent monument signs were very detailed and ornate, and in keeping with Camberley Club and the Village of Lincolnshire. He also detailed the landscaping plan, which included a variety of evergreen shrubs, grasses, and perennials. **Mr. Sagen** confirmed the secondary Riverside Road monument sign would be shortened in height to comply with the public hearing notice and presented an alternate sign design based on Staff's conditions.



**Member Kennerley** expressed her support for the original sign design and felt it was easier to read and less busy. She agreed with Staff regarding the need to increase the sign base to match the Milwaukee Avenue monument sign.

**Chairman Grover** sought clarification if lighting and landscaping was included for both monument signs. **Village Planner Robles** confirmed that lighting would be external by ground-mounted light fixtures, consistent with the Sign Code, as well as the landscaping.

**Member Gulatee** noted the sign copy of the Milwaukee Avenue monument sign appeared small in comparison with the wall and questioned if the sign panel should be increased. **Chairman Grover** offered that the sign panel could be increased by one foot on each side to address **Member Gulatee's** comment and not result in an increase in the variation request. **Member Kennerley** questioned what would be used with the extra space and expressed concern if it was just white space, and offered that kerning of the letters could be used to spread the letters. There was a consensus amongst the ARB to increase the Milwaukee Avenue sign panel by one foot on each side.

**Village Planner Robles** sought the ARB's input on the Riverside Road secondary monument sign and the Staff requested revisions. **Chairman Grover and Member Gulatee** expressed their support for the original sign design. **Member Hardnock** noted that if the ARB's preference was for the original sign design, the column caps should match the Milwaukee Avenue wall caps for consistency. There was a consensus amongst the ARB for the column caps to be consistent on both monument walls.

**Adam Rak**, Wills Burke Kelsey Associates, presented the proposed temporary project announcement sign and temporary real estate sign designs and noted the design were enhanced to account for the request extension in the display period. He continued that the request to permit the display of the temporary signs until the sale of the last unit of the development would allow Pulte Homes the ability to continue to market the development in order to expedite sales of units.

**Chairman Grover** expressed concern regarding the potential duration of time the temporary signs would be displayed and questioned if such extensions were done elsewhere in the Village. **Village Planner Robles** confirmed that similar temporary sign extensions were granted for the Lincolnshire Place condominium project on South Village Green and for Sedgebrook.

Discussion ensued regarding the ARB's comfort in the variation requests to extend the permitted display for temporary signage. The ARB determined that a refresh of the sign panel for the temporary project announcement sign should be required at a point during the display period to prevent the sign from becoming stale.

**Village Planner Robles** requested confirmation from Mark Mastrorocco, Pulte Home Corporation, to incorporate the findings of fact into the public record. **Mr. Mastrorocco** confirmed.



There being no further public comment, **Chairman Grover** closed the Public Hearing and reconvened the regular meeting of the ARB.

**Chairman Grover** sought any more questions or comments from the ARB. There being none, requested a motion.

**Member Hardnock** moved and **Member Kennerley** seconded a motion to approve variations to Title 12, Sign Control, of the Lincolnshire Village Code, associated with permanent identification signage and temporary signage, as detailed in a Staff memorandum to the ARB dated November 17, 2015, for the 86-unit Camberley Club townhome Planned Unit Development, located at the southeast corner of Milwaukee Avenue and Riverside Road, as depicted in a presentation packet prepared by Pulte Homes, and based on the facts presented at a Public Hearing held on November 17, 2015, subject to the following:

1. The Milwaukee Avenue monument ground sign panel be extended in length to 2 feet to improve the sign proportion related to the wall size.
2. The end columns and concrete base of the Riverside Road monument ground sign be consistent in design with the end columns and base of the Milwaukee Avenue wall.
3. The Riverside Road monument ground sign area be revised to 37 square feet, consistent with the advertised public hearing notification.
4. Temporary Project Announcement Sign to be refreshed at a time during the display period, as determined by Staff, to insure it remain updated and relevant, and not become stale.

*The motion passed unanimously by voice vote.*

**4.0 UNFINISHED BUSINESS (None)**

**5.0 NEW BUSINESS**

**Village Planner Robles** informed the ARB that he will be resigning as the Village Planner for Lincolnshire as he had accepted a new position with the City of Naperville. He continued that he had enjoyed his nine years with the Village and with the ARB, and wished the ARB and the Village the best.

**6.0 CITIZENS COMMENTS (None)**

**7.0 ADJOURNMENT**

There being no further business, **Chairman Grover** adjourned the meeting at 8:29 p.m.

Minutes submitted by Stephen Robles - AICP, Village Planner and Steve McNellis, Director of Community and Economic Development.