



APPROVED Minutes of the **ARCHITECTURAL REVIEW BOARD** held on Tuesday, May 17, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Gulatee, Kennerley, Jensen, Baskin, and Barranco.

ABSENT: Trustee-Liaison Hancock

ALSO PRESENT: Tonya Zozulya, Economic Development Coordinator

CALL TO ORDER

1.0 ROLL CALL

The roll was called by Economic Development Coordinator Zozulya and Chairman Grover declared a quorum to be present.

Chairman Grover noted the resignation of Roger Hancock, as he is moving out of Lincolnshire; and on behalf of the ARB, he extended appreciation to Roger for over 10 years of service on the ARB.

2.0 APPROVAL OF MINUTES

2.1 Approval of April 12, 2016 Architectural Review Board Minutes.

Member Baskin moved to approve the minutes as written and **Member Barranco** seconded the motion to approve the April 12, 2016 Architectural Review Board Minutes. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Review of Site Design, Landscape Plans, Building Elevations, Exterior Lighting, Parking, Exterior Signage and Site Amenities for Proposed Redevelopment of the Former Cubby Bear Property for a Banquet Hall, 21657 and 21661 Milwaukee Avenue (Trisha Bumpass & Standard Band & Trust Co.).

Tonya Zozulya, Economic Development Coordinator noted that the Village has been working closely with the Petitioner, Trisha Bumpass, for the past several weeks to get this proposal off the ground. On April 25th, the Village Board gave the Petitioner a positive recommendation for referral to the Zoning Board, and on May 10, 2016 the Zoning Board held a Public Hearing for Rezoning classification, a Special Use request for their proposed banquet hall, and Variations due to existing hardships on the property. The Petitioner received a positive unanimous recommendation from the Zoning Board. Since the Petitioner intends to repurpose the existing building for a banquet hall, Staff reminded the ARB's review should focus on site design, landscaping, exterior



lighting, parking, exterior signage, and building elevations such as design, materials, colors, scale, height, and roof-top unit screening. No new site amenities are proposed for this development. Further, Staff is in support of the proposal with the following two recommendations: 1.) Consider architectural enhancements to the front (or west) elevation and additional architectural details on all four elevations of the building design for added interest; and 2.) Revise the ground sign column material from stucco to brick or stone to comply with the Village Sign Code requirements.

Paul Kozlowski, Architect with d+k Architects, introduced the project by stating the shape of the building will remain while the outside of the building will be addressed by changing the colors to warm up the exterior, improving the landscaping, and bringing it into compliance from a zoning and landscape standpoint. This includes eliminating the parking in front, and changing the landscaping to beautify it for the streetscape of the building. He displayed the existing site plan and noted the parking along Milwaukee Avenue including limited landscaping, parking spaces along the perimeter in the side setbacks, a dead-end drive aisle, and poor traffic circulation. The proposed site plan was also displayed with additional ADA parking spaces, elimination of the front parking area and in the perimeter side setbacks and continuous drive aisles. In addition, a slight berm is proposed along Milwaukee Avenue and landscaping will be enhanced around the building and the perimeter of the site, along with Staff's suggestion to make a separation from the adjacent property to the south. The existing trash enclosure and ground mounted hvac equipment will also be brought into compliance with screening.

David McCallum, Landscape Architect, with David R. McCallum Associates, provided an overview of the proposed landscape plan and focused on the three primary areas. The streetscape along Milwaukee Avenue will have a slight berm with shade trees, evergreens, ornamental trees, a variety of oaks and hackberry trees all of varying heights. The foundation area surrounding the building will be landscaped with low growing native grasses and salt-tolerant shrubs, ornamental trees, as well as perennials. Evergreen shrubs ranging from 6' to 10' in size will provide landscape screening for the trash enclosure and the mechanical equipment. The ground monument sign will also be landscaped per the Village Sign Code. All selected plant material is drought and salt tolerant and adaptable to the environment, while providing a year-round color palate. The detention basin will be planted with native grasses and reseeded, with oak and hackberry trees along the perimeter, and mix of perennials.

Mr. Kozlowski presented the building elevations and explained the design changes which help break up the existing building massing in the front with the wrap-around railing. Foremost, the second floor railing across the middle of the building will be eliminated and pergola-type taller trellises will be created on each end bay and a lower trellis in the middle front bay. Festoon lighting on each trellis and vertical sconce lighting on the wall of the middle bay, as well as a light on each column will offer rhythmic interest on the building elevations. The building will be painted in neutral shades of various tones on the various elements. All the railings will be reconstructed using metal pickets and wood



posts, railings and trim. He also pointed out the trash enclosure and mechanical equipment screening will also coincide with the design changes of the elevations. Since the Petitioner is currently upgrading some of the roof-top equipment, **Mr. Kozlowski** assured the roof-top screening will be code compliant. He alluded to the material/color samples, and noted the ground sign will also incorporate these elements, as well as using Staff's suggestion to revise the sign column material from stucco to brick or stone. Ground lighting will provide sign illumination. Further, **Mr. Kozlowski** provided a brief overview of the interior layout of the building and noted the parking lot photometric reading is code compliant.

At this time, **Chairman Grover** requested input from the members with regard to the elevations. **Member Baskin** noted due to the "box" design of the existing building, he appreciates the architect's design efforts given the oddity of some of the current elements such as the cornices and the wrap-around railing. He suggested turning the design problem into something "hip" with more interest offering the use of material enhancements to the railings. Also to be considered is the entrance to the facility, as it becomes a "ceremony" of coming through the front drive around to the back of the building, coupled with the enhanced landscaping of the building front, lends itself to the "ceremony" scale and focal point. **Mr. Kozlowski** stated there are budget constrictions, but the plan is to create the procession through lighting for a warmer, approachable feel, and he welcomes more discussion with regard to the design elements. He also noted that a drop-off aisle has been incorporated across the front of the building.

Member Gulatee noted the opportunity to do something interesting, and expressed his agreement with Staff for the need to have articulation in the facades. He suggested converting the entire front area of the building into a front court with benches, lighting, and landscaping for people to enjoy and be seen from Milwaukee Avenue. He noted the south side of the building has the service yard appearance with the trash enclosure in place, and moving the hvac equipment from the north side to the south side, would provide the opportunity to combine the north and east side/corner area as the main entry, as well as relocating the drop-off aisle and the porte cochere in the same vicinity. With regard to the facades, **Member Gulatee** noted articulation through the use of panels to reflect some activity on the inside and centering glass on the front elevation, connected with ramping leading downward to a front paved garden court.

Member Jensen agreed somewhat with Member Gulatee's comments. He thought the proposed building concept looks good albeit it has an industrial appearance. He is concerned with the wood deck element that may or may not fit the building and suggested creating more dimensions with landscaping to warm or compliment the wood. **Mr. Kozlowski** expressed his desire to work with some of these suggestions and explained that the use of panels did not provide enough depth or shadowing, and thus, the trellises, balconies, and railings were created. He offered using glass doors in lieu of the existing metal doors, and sees the opportunities suggested and would entertain these ideas while keeping in line with the budgetary constraints.



Member Kennerley pointed out that the removal of the wooden railing and incorporating black railing or wrought iron or other black elements will change the character of the appearance, whereas wood softens and gives a “homey” look. She agrees with **Member Gulatee** with regard to the suggestion of a front yard area to attract people, as the bulk of the activity is on the back side of the building. **Mr. Koslowski** added that the intent is for an industrial building in form, however, the wood serves to soften and warm in coloring.

Given the building design challenges, **Chairman Grover** questioned the purpose of the front drive/drop-off aisle, because he felt the suggestions for a front landscaped court area would add to the appearance. Further, he sees no opposition from the members to a more modern design for the building to which **Mr. Koslowski** responded favorably to move forward with revisions to embrace and entertain the industrial side of the building and taking it to a modern twist. **Member Gulatee** added there is the option to not follow the outline of the previous balconies and consider a cantilever out design.

Chairman Grover requested comments from the Board with regard to the landscaping. **Member Kennerley** requested clarification of the landscaping along the front building and requested different elevations of height between the grasses and shrubs. With regard to the berm, she also suggested plantings to soften and feather some of the evergreen and tree heights. **Member Baskin** suggested using landscaping as a way of shaping a space by using groupings of plantings along the front area to enhance the scale or adding interesting specimens as focal points. It can also be used as a textural change to take you to the entrance. With regard to the berm, **Chairman Grover** inquired as to the extent of screening. **Mr. McCallum** responded the intent is to articulate with three continuous layers of evergreens and shrubs, with a beginning vertical height ranging from 6’ to 16’ and at maturity reaching upwards from 20’ to 55’. A mix of assorted evergreens, ornamental trees, and shade trees is proposed. **Mr. Gulatee** suggested incorporating birch trees if permitted.

Economic Development Coordinator Zozulya noted the lack of landscaping islands within the parking lot is due to the Petitioner’s request for a legal non-conforming variation to maintain as many parking spaces as possible on the site. **Mr. Kozlowski** explained the building can legally occupy 2000 and by zoning ratio standards, the number of the existing 255 parking spaces is far below the required amount. Discussion ensued with regard to options, to which **Mr. Kozlowski** explained the reasoning for the lack of any possibilities to increase parking or revise the parking lot layout, thus the legal non-conforming variations requested.

Chairman Grover questioned the proposed ground sign location, given its 50’ distance from Milwaukee Avenue. **Economic Development Coordinator Zozulya** noted that Code prohibits any signage on berms. In consideration of the addition of a berm along Milwaukee Avenue property frontage, **Chairman Grover** expressed concern for the visibility of the sign. **Mr. Kozlowski** considers it to be visible enough with the illumination, to which **Chairman Grover**



suggested reducing the end of the berm at the entrance in order to move the sign closer to the street. There was also a suggestion for a wall sign on the front elevation for visibility. **Mr. Kozlowski** agreed to reconsider the ground sign location. **Chairman Grover** requested the stucco be removed from the sign base supports, to which **Mr. Kozlowski** offered using concrete, maintaining the wood for the sign and metal lettering and trim all of which would correlate the sign materials to those on the buildings. Also, the sign will be illuminated from ground lighting only.

With regard to the building lighting, **Chairman Grover** expressed his satisfaction for the vertical lighting. **Mr. Kozlowski** pointed out there will be festoon lighting on the trellises and lighting underneath the decks.

Limited discussion ensued with regard to meeting the Petitioner's time constraints, and there was a consensus among the ARB to cooperate in moving this project forward by scheduling a special meeting to further discuss any revisions made in accordance with tonight's discussions. There being no further comments, **Chairman Grover** requested a motion to continue.

Mr. Baskin moved and Mr. Jensen seconded a motion to continue the Review of Site Design, Landscape Plans, Building Elevations, Exterior Lighting, Parking, Exterior Signage and Site Amenities for Proposed Redevelopment of the Former Cubby Bear Property for a Banquet Hall, 21657 and 21661 Milwaukee Avenue (Trisha Bumpass & Standard Bank & Trust Co.).

The motion passed unanimously by voice vote.

- 4.0 UNFINISHED BUSINESS (None)**
- 5.0 NEW BUSINESS (None)**
- 6.0 CITIZEN COMMENTS (None)**
- 7.0 ADJOURNMENT**

There being no further business, **Chairman Grover** adjourned the meeting at 8:59 p.m.

Respectfully Submitted,
Linda Jones, Administrative Assistant, Community & Economic Development Dept.