

**APPROVED** Minutes of the **RESCHEDULED MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, February 7, 2012, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

**PRESENT:** Chairman Pro Tem Hardnock, Gulatee, Kennerley, Wang and Alternate Schlecht.

**ABSENT:** Member Grover and Trustee Liaison McDonough.

**ALSO PRESENT:** Tonya Zozulya, Planner.

**CALL TO ORDER:** Member Hardnock called the meeting to order at 7:04 p.m.

Member Hardnock was appointed Chairman Pro Tem for the meeting unanimously by voice vote.

### **1.0 ROLL CALL**

The roll was called by Planner Zozulya and Chairman Pro Tem Hardnock declared a quorum to be present.

### **2.0 APPROVAL OF MINUTES**

2.1 Approval of the Minutes of the Regular Architectural Review Board Meeting held Tuesday, January 17, 2012.

Member Gulatee moved and Member Schlecht seconded the motion to approve the minutes of the Regular Meeting of the Architectural Review Board held Tuesday, January 17, 2012, as submitted. The motion passed unanimously by voice vote.

### **3.0 ITEMS OF GENERAL BUSINESS:**

3.1 Continued consideration and discussion regarding approval of the proposed building façade modifications for the proposed Eddie Merlot's Restaurant at 185 Milwaukee Avenue, within the Village Green Retail Center (Design Collaborative, Inc/Platinum Restaurants).

Planner Zozulya stated that at the January 17<sup>th</sup>, 2012 meeting, the Petitioner presented their proposal regarding wall sign variations, building design modifications as well as a proposal for a new ground identification sign. While the ARB made a recommendation to the Village Board regarding the wall sign variations and the ground sign request, it was felt that additional information and clarifications were required in order to complete the ARB's review of the building design modifications, prior to making a recommendation to the Village Board. Planner Zozulya said that the additional information requested by the ARB is listed in Staff's memo dated February 3, 2012. She also indicated that Staff believes that the Petitioner provided the requested information, although some minor items still need to be addressed prior to the February 13<sup>th</sup>, 2012 Committee of the Whole meeting regarding this request. Planner Zozulya reiterated that tonight's discussion should be regarding the building design only and it should not include any comments

regarding wall or ground signage. She stated that the Petitioner's representative was present to make a presentation and provide material and color samples.

**Mr. Rich Busfield of Design Collaborative, Inc.**, representing Eddie Merlot's Restaurant, expressed the Petitioner's appreciation for the ARB's willingness to reschedule their regular meeting and provided highlights of the revisions made in response to the ARB's request. He stated that the existing building materials are comprised of brick and stone and the existing roof is wood shake shingles. Their proposal is for a faux slate roof material, which has been on display at the Village Green. They are also proposing limestone arches for the building and a stone outdoor patio enclosure with a limestone cap. The patio enclosure will also feature a wrought-iron gate at the southeast end of the restaurant space, which will match the existing outdoor garden gate in design and color, including vertical and horizontal bars and a circular pattern (although their presentation packet currently does not fully depict the matching design). Eddie Merlot's will also replace the existing wooden front doors with aluminum doors and frame system of the same color as the existing window mullions. **Mr. Busfield** said that a photograph of the proposed door design is provided in the packets. Another proposed element is a black canopy with the restaurant tagline "prime aged beef and seafood" over the front doors. The color of the south elevation sign will be white with black returns. The existing metal "tower" roof will remain unchanged. They have also provided a Patio Floor Plan and eliminated major discrepancies between the Elevations and Renderings. **Mr. Busfield** stated that the remaining discrepancies are due to the fact that the Renderings are an artistic representation of the building façade and, are, therefore, not entirely accurate with regard to heights and dimensions. He also noted that the newly provided Reflected Ceiling Plan provides a layout of the proposed patio. An arch detail, previously requested by the ARB, was also provided. **Mr. Busfield** displayed photographs of some existing Eddie Merlot's restaurant buildings in Indiana, Ohio, Kentucky and Illinois, stating that one of the common exterior design elements is arched windows. **Mr. Busfield** said that the new downspout will be tied into the existing system underground and will match the existing downspouts in color.

**Planner Zozulya** inquired whether one of the arches on the west elevation is intentionally designed to be taller than the other arches on that elevation, which was a question from **Member Grover** who could not attend the meeting. **Mr. Busfield** stated that the arch is designed taller than the other arches.

**Mr. Busfield** said that the proposed sconces are 24" tall and intended to complement the building design.

**Mr. Busfield** provided material and color samples of the proposed faux slate roof from the EcoStar product line, along with a sample of an existing Village Green cedar shake shingle.

**Chairman Pro Tem Hardnock** inquired whether EcoStar has any custom colors available, to which **Mr. Busfield** responded that they have color blends but not custom colors. **Chairman Pro Tem Hardnock** noted that none of the color samples is a close match to the existing cedar shake roof material, and that if the remainder of

the roof is replaced with a cedar shake material, it would be an odd color combination until the new cedar ages.

**Member Gulatee** said that he can see two options for the proposed roof: replacing the existing cedar material with cedar, or essentially directing the landlord to match Eddie Merlot's faux slate roof, if it is installed, with the same faux slate material on the rest of the 185 Milwaukee Avenue building. He stated that he is not in favor of faux materials as they lack character and look unnatural.

**Member Kennerley** stated that she favored the proposed faux slate material with regard to its sleek appearance and durability. She also expressed her support for the original roof color proposed, which is "Midnight Gray" from the EcoStar palette of colors. **Member Kennerley** suggested that the Petitioner consider looking at the DaVinci faux slate brand as DaVinci, in her experience, has a wider selection of colors, and their faux slate roof material tends to be more realistic-looking than the EcoStar faux slate product proposed, although the DaVinci product line is more expensive than the EcoStar line.

**Chairman Pro Tem Hardnock** asked **Mr. Busfield** how the proposed faux slate material compares with a cedar shake material from a cost standpoint. **Mr. Busfield** said he did not have that information readily available. **Chairman Pro Tem Hardnock** commented that although the proposed "Midnight Gray" color would look different than the existing roof color, it would allow the Petitioner to differentiate the restaurant space from the rest of the tenants. He also stated that the proposed dark faux slate color will appear lighter on the roof in the sunlight when viewed from the ground level, with which **Member Wang** agreed.

**Member Schlecht** noted that a portion of the proposed faux slate roof is depicted as a cedar shake roof in the renderings. **Mr. Busfield** said that this area is supposed to be shown as faux slate and that it will be revised for their next submittal to the Village Board.

**Planner Zozulya** said that another comment she would like to pass along from **Member Grover** is that he was concerned about the roof color match and suggested that a stipulation be placed that stated that the remainder of the roof, when replaced, match the color of the future Eddie Merlot's faux slate roof.

**Member Schlecht** noted that it would take 3-4 years before a wood shake roof acquires a silver gray color and that his assumption is that the landlord will wish to replace the roof in the entire complex rather than on the 185 Milwaukee Avenue building only. He also noted that the faux slate material, as depicted in the photograph of the Vernon Hills' Starbucks building, has a "glassy" appearance. **Member Schlecht** stated that special attention should be paid by Eddie Merlot's during the roof installation in the area where the cedar shake and faux slate material will connect. He added that the elevation difference between the Eddie Merlot's space and the adjacent space to the north will allow for a smoother transition between the two different roof materials. **Member Schlecht** also said that the roof color match will either need to be exact (as white and off-white colors, for example, look terrible next to each other), or it will need to be a totally different color.

**Chairman Pro Tem Hardnock** pointed out that during his recent site visit, he noticed peeling wood, rusting metal and other deferred maintenance issues that will require clean-up or restoration. He provided photographs of specific areas of concern to the ARB.

**Planner Zozulya** stated that the landlord is supportive of the proposed faux slate roof material and color. She added that the landlord, in their conversations with Staff, did not commit to a specific roof material or a timeframe for roof replacement on the rest of the building. She also stated that the Village Board, at Referral, appeared receptive to the faux slate material but had strong concerns about the color match. She said that any departure from the previously-approved cedar shake roof material will likely require ARB review and Village Board approval.

**Member Gulatee** inquired whether the Village has structural plans for the 185 Milwaukee building that could provide information whether the building was designed to accommodate a genuine or faux slate roof. **Planner Zozulya** said that these plans may have been archived as the building was built in the 1990's, and that Staff will look for them. **Mr. Busfield** said that he would like to review these plans and will request them from the Village or the landlord. Eddie Merlot's will also retain a structural engineer to verify that the building will withstand the weight of a faux slate roof. **Mr. Busfield** stated that there is a big cost difference between genuine and faux slate and that Eddie Merlot's is not prepared to change their proposal to a genuine slate material.

**Chairman Pro Tem Hardnock** recommended that the ARB focus their discussion on the proposed faux material and that any different material would need to be pre-approved by the landlord first.

**Chairman Pro Tem Hardnock** requested ARB comments regarding the other design elements proposed for the building.

**Mr. Busfield** said that the arches will be installed in pieces. **Member Gulatee** inquired whether flat garden area arches at the southeast corner of the building will be replaced. **Mr. Busfield** responded that they will not be.

**Planner Zozulya** inquired whether the existing ceiling lights will be preserved. **Mr. Busfield** said that they may replace them with new fixtures. **Mr. Gulatee** asked **Planner Zozulya** whether this is an item that will require Board approval. **Planner Zozulya** responded that this would likely be deemed a minor improvement not requiring Board review as it will not be visible from the street. She added that if the ARB felt strongly about a specific ceiling light design, they can stipulate it as part of their recommendation to the Village Board.

**Member Schlecht** stated that matching the existing brick color will be the main challenge during the "in-fill" brick work. **Planner Zozulya** asked **Mr. Busfield** how they plan to ensure the exact match of the brick. **Mr. Busfield** said that they typically bring in a brick salesperson who advises them on that. Their anticipation is that the existing brick is still manufactured.

With regard to the proposed stone wall enclosure, **Member Gulatee** stated that he liked **Member Schlecht's** original idea, expressed at the January 17<sup>th</sup>, 2012 meeting, regarding the use of a wrought-iron fence, rather than a stone wall, for enclosing the outdoor patio, as fencing would make the patio appear more open and allow for a better interaction with the street. He suggested the Petitioner explore the possibility of combining fencing with a stone wall. **Mr. Busfield** said that they are considering placing planter boxes on top of the proposed 2'8"-tall stone wall, in order to give it a softer look.

**Member Schlecht** felt the stone wall enclosure was still too "heavy." He sought clarification from the Petitioner regarding whether the limestone cap is intended to protrude beyond the stone wall, to which **Mr. Busfield** responded affirmatively.

**Chairman Pro Tem Hardnock** said that he still feels the proposed stone wall appears "fortress-like" but does realize that it may promote Eddie Merlot's fine-dining restaurant image, where enhanced privacy from the street is generally more desirable.

**Chairman Pro Tem Hardnock** expressed strong concern regarding the narrow width of the proposed patio area along the south façade. He inquired how many tables or seats are planned for the outdoor patio area, to which **Mr. Busfield** said 46 seats. Staff circulation within the patio area will be worked out at a later date. He said that some of the existing door access to the patio area may be closed off.

With regard to the proposed canopy, **Planner Zozulya** inquired whether the canopy downlights will remain on when the restaurant is closed. The Petitioner's representative, who was present in the audience, stated that it would be placed on a timer. **Planner Zozulya** also sought clarification regarding the proposed arch over the canopy. **Mr. Busfield** said that it will be installed as one single piece in place of the existing brick. He stated that the canopy will be added to the Reflected Ceiling Plan.

**Member Gulatee** inquired whether the patio area is wide enough to meet ADA accessibility requirements. **Mr. Busfield** said that they will research this further. He also clarified that a gate is provided because it is a requirement for any restaurant that serves liquor in an outdoor eating area.

**Chairman Pro Tem Hardnock** inquired whether Eddie Merlot's intends to replace broken or missing exterior hardware, trim and garden area grill. **Mr. Busfield** said that they will replace all of these items prior to the opening of the restaurant.

With regard to the new pre-finished aluminum doors, **Mr. Busfield** said that the doors may be wider than 36" and that the door surround will also be aluminum and that the decorative wooden cap on either side of the existing doors is proposed to be eliminated and not replaced.

**Member Schlecht** sought confirmation that no additional improvements, which are not depicted in the drawings, will be made to the building exterior. **Mr. Busfield** said that no other exterior improvements are proposed.

With regard to the proposed exterior wall sconces, **Mr. Busfield** said that the photo provided in the presentation packets is a true depiction of the sconce design and illumination color.

**Member Schlecht** inquired as to the type of sconce lights proposed. **Mr. Busfield** said that it will be incandescent lights.

There being no further comments or questions from the ARB, **Chairman Pro Tem Hardnock** requested a motion regarding the Petitioner's building design request.

*Member Schlecht moved and Member Kennerley seconded a motion to approve the proposed building design modifications for the proposed Eddie Merlot's Restaurant in the 185 Milwaukee Avenue building, located at the Village Green of Lincolnshire Center at the northeast corner of Milwaukee Avenue and Olde Half Day Road, as depicted in the Presentation Packet submitted by Design Collaborative, Inc., date stamped received February 1, 2012, subject to the following conditions:*

- 1. The proposed faux slate roof color shall be "Midnight Gray", as depicted in the EcoStar roof color sample, presented by the Petitioner.*
- 2. Any new "in-fill" brick that is proposed for the building exterior shall match the existing brick on the 185 Milwaukee Avenue building.*
- 3. Any replacement exterior hardware, trim and similar items shall be of the same design and quality as the original ones.*

*The motion passed unanimously by voice vote, with Member Gulatee voting against the proposed faux slate roof material.*

**Planner Zozulya** said that the entire proposal is scheduled to be submitted to the Village Board for their February 13<sup>th</sup>, 2012 meeting.

**4.0 UNFINISHED BUSINESS**

**5.0 NEW BUSINESS (None)**

**6.0 CITIZENS COMMENTS (None)**

**7.0 ADJOURNMENT**

There being no further business, **Chairman Pro Tem Hardnock** adjourned the meeting at 8:25 p.m.

Minutes submitted by Tonya Zozulya, Planner.