



AGENDA
REGULAR ARCHITECTURAL REVIEW BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, July 19, 2016
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of June 21, 2016 Architectural Review Board Minutes.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Approval of a Minor Amendment to Special Use Permit regarding New Exterior Building Colors for Sullivan's Steakhouse Restaurant, 250 Marriott Drive (Sullivan's Steakhouse Restaurant).

3.2 Approval of a Minor Amendment to CityPark of Lincolnshire Planned Unit Development regarding New Building Canopy with a Logo for Big Bowl Restaurant, 215 Parkway Drive (Big Bowl Restaurant).

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Architectural Review Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Architectural Review Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Architectural Review Board Meeting.



UNAPPROVED Minutes of the **REGULAR ARCHITECTURAL REVIEW BOARD** held on Tuesday, June 21, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Kennerley, Jensen Barranco. Trustee-Member Gulatee, member Orzeske

ABSENT: Chairman Grover, Member Baskin

ALSO PRESENT: Tonya Zozulya, Economic Development Coordinator; Mike Jesse, Building Official

CALL TO ORDER

1.0 ROLL CALL

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

2.0 APPROVAL OF MINUTES

2.1 Approval of May 17, 2016 Architectural Review Board Minutes.

Member Kennerley moved and **Member Barranco** seconded the motion to approve the May 17, 2016 Architectural Review Board minutes as written. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Approval of Parking Lot Expansion with Related Landscaping and Lighting Improvements, 1 and 2 Overlook Point (Van Vlissingen & Co.).

Mike Jesse, Building Official, noted representatives from Van Vlissingen & Co. and Manhard Consulting were in attendance to discuss the expansion to increase available parking and attract some more tenants to the 1 and 2 Overlook Point buildings.

Nick Panarese, representative from Van Vlissingen & Co., noted he is representing the management. He stated how in the last decade companies have dramatically increased the number of employees that they are locating in a given amount of office space. There is an increased need for parking due to this. He feels additional parking would meet this demand. He is proposing constructing 79 additional surface parking spaces at the 1 Overlook Point building and 64 at the 2 Overlook Point building. This would increase the parking ratio greatly. These plans would comply with Village Ordinances.

Jesse Conrad, Manhard Consulting, noted that parking is being added to the rear and front of 1 Overlook. On the 2 Overlook Point property, they are adding



parking in the side yard. He noted there was a staff recommendation to confirm capacity of the storm water detention. The Lake County Storm Water Management Commission tentatively approved the expansion and will provide the official permit once the fee has been paid.

Member Kennerley noted employees would have to walk very far and wondered if there was any consideration for building a two-story parking deck.

Mr. Panarese noted Walgreens currently uses some of the land and they would want it to be accessible to many locations. He stated that they are trying to maximize parking based on the current market conditions for employees to the area. They would want to add more parking, but a parking deck would not seem cost effective.

Aaron Zych, representative from ILT Vignocchi, noted they are planting 33 trees with 7 varieties on the site. Those trees would be deciduous and evergreen trees. There would be 12 new trees at 1 Overlook Pt. and 21 at 2 Overlook Pt. They are installing 126 shrubs with the majority planted at the south side of 1 Overlook Point. There would be a combination of larger ornamental shrubs and flowering/evergreen shrubs. They are taking out 40 trees and they did not want to overcrowd with any new trees.

Member Kennerley asked Mr. Zych to go over the layout better to make sure there is not a safety issue with the trees and access points for the employees.

Mr. Zych stated the height of the trees will be 3 ½ - 4 feet on the 1 Overlook Point property with taller evergreen trees planted at 2 Overlook Point to hide existing utilities. All the other trees are deciduous. There are islands with deciduous trees with grass underneath it in the parking lot.

Member Kennerley was concerned about the southern exposure in the spring for these islands. She requested the landscapers consider how to maintain these islands. She wanted to review the islands again with the company and the maintenance of the grass.

Mr. Panarese stated that ILT Vignocchi is very proactive with maintaining the grasses. In early spring they blanket the grasses, and in winter they can push the snow in the parking lots easily. They can push the snow east and west, and the islands will not affect snow removal.

Mr. Zych noted he wants to maintain the grass in order to keep a cohesive look for the area.

Economic Development Coordinator Zozulya noted that the ARB has the final approval for this item.

Member Kennerley asked for a motion. **Member Gulatee** *moved to approve the proposed parking lot, lighting and landscaping improvements for the 1 and 2 Overlook Point buildings as depicted in a presentation packet by Manhard*



Consulting with the staff recommendation regarding obtaining a permit from the Lake County Storm Commission prior to construction.

The motion passed unanimously by voice vote.

3.2 Approval of a Minor Special Use Amendment Regarding Ground Sign and Canopy Modifications for Circle K & Shell Gas Station, 1000 Milwaukee Avenue (Corporate Identification Solutions).

Economic Development Coordinator Zozulya stated the Original Special Use for a Gas Station was granted in 1997. Circle K took control of the convenience store in the 2000s. In 2010, they came in to amend their Special Use permit to implement sign changes for the car wash and convenience store and the ground signs. The ARB must review any subsequent design changes to the site. The first request is to reface two existing ground signs on Milwaukee Avenue and Aptakistic Road and the other is to remove the existing Shell canopy sign and replace it with a new, round shape Shell logo.

Economic Development Coordinator Zozulya noted the proposal meets code and the proposed Shell logo will not protrude beyond the canopy. The canopy height is 33 inches and the shell logo is 30 inches. The staff is in support of this request.

Jennifer Lopez, Corporate Identification Solutions, displayed what the sign currently looks like and what it will change to. The car wash sign was originally blue and stripes will be added with painted white. Fascia will be removed and the final product will be in compliance with Shell's rebranding. The same color scheme will be used for the canopy.

Member Kennerley asked about the color of the canopy sign and if the red had to be shifted down to cover the empty space on the sign. **Ms. Lopez** stated there will not be any empty space on the fascia.

Member Orzeske inquired if the existing framework would be painted and if there was any preparation for painting the aluminum framework. He thought that the framework would start to peel.

Mr. Lopez stated the paint was specially ordered and that the site is going to be retouched. They are going to paint the exterior frames white rather than grey. She confirmed the signs will be maintained well.

Member Kennerley asked if they are adding some additional red to the new sign. She wondered if the new material is going to match with the older material. **Ms. Lopez** said they will be have the same material and the same red as the old sign.

There were no further questions.



Member Barranco moved to approve the modifications to the existing ground signs and gas station canopy for the existing Shell and Circle K, located at 1000 Milwaukee Avenue, as depicted in a presentation packet by Corporate Identification Solutions.

The motion passes unanimously by voice vote.

Economic Development Coordinator Zozulya stated a sign permit needs to be issued now and that the village will notify them when the permit is ready.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Member Orzeske and **Building Official Mike Jesse** were welcomed by the ARB.

7.0 CITIZEN COMMENTS (None)

8.0 ADJOURNMENT

There being no further business, **Interim Chairman Kennerley** adjourned the meeting at 7:42 p.m.

Respectfully Submitted,

Marco Laudati, Community & Economic Development Intern

REQUEST FOR BOARD ACTION
Architectural Review Board
July 19, 2016

Subject:	Sullivan's Steakhouse Restaurant – New Exterior Building Colors (250 Marriott Dr)
Action Requested:	Approval of a Minor Amendment to a Special Use regarding New Exterior Building Colors
Petitioner:	Sullivan's Steakhouse Restaurant
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community and Economic Development
Referred To:	Architectural Review Board

Background:

- The petitioner, Sullivan's Steakhouse, seeks to revise the exterior building color scheme for their existing Sullivan's Steakhouse Restaurant, as approved by the property owner.
- The 3.4-acre property is located on the southwest corner of Milwaukee Avenue and Marriott Drive, in the Lincolnshire Corporate Center, as shown on the attached map.
- The original Special Use on the property was established in 1995 for Aspen Grille Restaurant. After Aspen Grille closed, the building housed Carlucci's and Dolce restaurants. In 2008, Sullivan's Steakhouse located on the property with an amended Special Use permit (Ordinance # 08-3066-49). As part of the building and site improvements, the restaurant operators repainted and refinished the building exterior; installed new wall and ground-mounted signage and landscaping, and built an outdoor seating deck. The Special Use allows exterior building changes by amendment only.

Approval Process:

- This request constitutes a minor Special Use amendment that can be reviewed and approved by the ARB, per code.

Project Summary:

- The current restaurant building color scheme, approved for Sullivan's in 2008, consists of yellow-colored walls, brown doors, black window trim and red awnings (see attached photos). The current proposal is to replace the wall color with two shades of gray (see attached proposed renderings and paint specifications) to refresh and modernize the building. The lighter gray is to be used as the predominant wall color, with the darker gray used as a trim. The existing color of doors, windows and awnings is proposed to remain unchanged. No other architectural, design or signage changes are requested.

The Petitioner will provide material and color samples at the meeting.

Recommendations:

Staff recommends approval of the proposed exterior building color, subject to the following condition:

1. The existing trash enclosure shall be painted the same color as the building for a unified look.

Motion:

The Architectural Review Board, at its meeting held on July 19, 2016, moves to approve a minor amendment to a Special Use regarding new exterior building colors for the existing Sullivan's Restaurant, located at 250 Marriott Drive, as depicted in a presentation packet prepared by Del Frisco's restaurant Group on behalf of Sullivan's Steakhouse, dated July 8, 2016, date stamp received July 11, 2016, and as depicted in the material/color sample board provided at the meeting, subject to recommendations contained in the Staff Memorandum, and further subject to...

{Insert any additional conditions or modification desired by the ARB}

Reports and Documents Attached:

- Location Map, prepared by staff.
- Cover letter, prepared by Ricky Mathews of Del Frisco's Restaurant Group, dated July 8, 2016, date stamped received July 11, 2016.
- Presentation Packet, prepared by Del Frisco's Restaurant Group, dated July 8, 2016, date stamped received July 11, 2016.
- Photographs of the existing Lincolnshire Sullivan's Steakhouse building elevations and an existing Sullivan's restaurant in Houston, prepared by the petitioner.

Meeting History	
ARB Review (current):	July 19, 2016



July 8, 2016

Sullivan's Steakhouse

250 Marriott Drive

Lincolnshire, IL 60069

Village of Lincolnshire

Economic Development

Architectural Review Board

Subject: Exterior Paint Approval

Dear Chairman Wes Grover and ARB Members,

Del Frisco's Restaurant Group, Inc. owners of Sullivan's Steakhouse, 250 Marriott Drive, Lincolnshire, IL 60069 request approval to change the exterior paint colors at this location. The restaurant opened in November 2008 and over time the exterior paint has become outdated. The existing exterior paint is a worn brown and yellow that requires refreshing. This exterior refresh is a necessary step to bring this location to a more attractive look for customers and the community. Pictures of all four existing elevations are provided. The exterior awnings will remain in place as pictured in the submittals with no exterior architectural changes made. The outdoor deck area will also remain as is. The front blade sign will remain as is with no building signage added.

The exterior paint colors will be Sherwin Williams - Functional Gray SW7024 (light color) and Griffin SW7026 (dark color). The lighter Functional Gray color will be applied to the larger surface areas. The Griffin Dark is a neutral color that will be used as a trim surrounding the lighter gray. The window trim is black and will not change. The front double entry wood doors are stained brown and will remain as is. The rear double doors are metal and will be painted the darker Griffin color as will the trim. Paint samples and color simulations referencing all four exterior elevations are provided. Also being provided

as reference are pictures of Sullivan's Steakhouse, Houston, Texas which has been painted these colors. We will gladly provide any additional information requested. Thank you for taking the time to review our request.

Regards,



Ricky Mathews

Facilities Manager

920 S. Kimball Ave. | Suite 100 | Southlake, TX 76092

o. 817.601.3431 | f. 888.207.1181 | rmathews@dfrg.com



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"





2 SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"





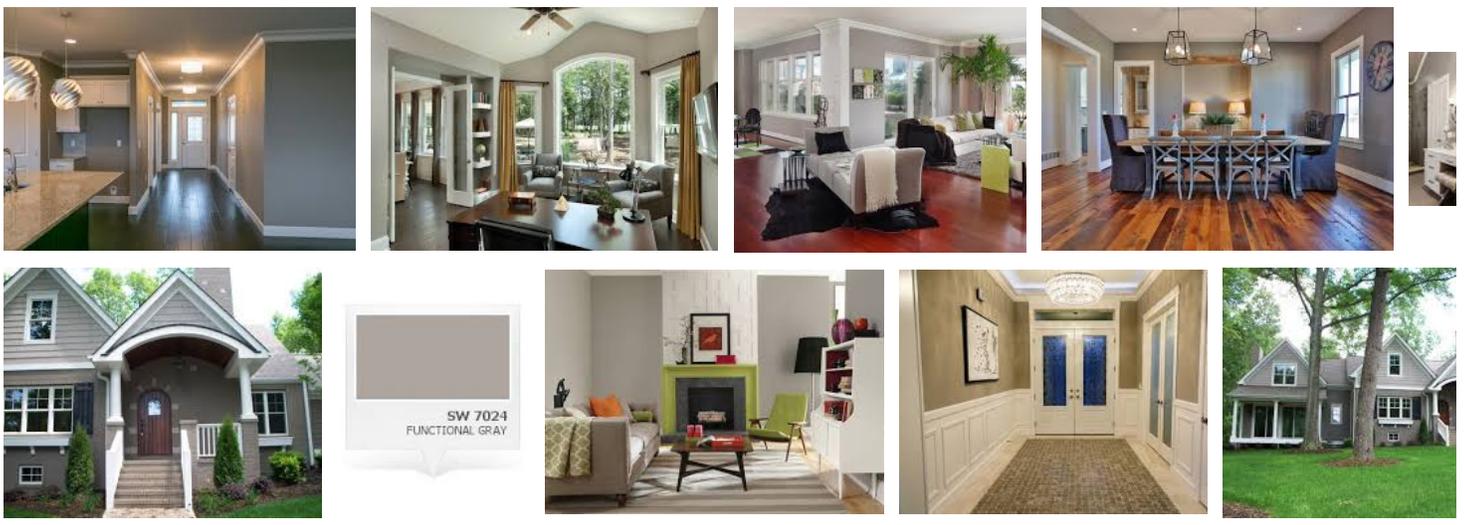
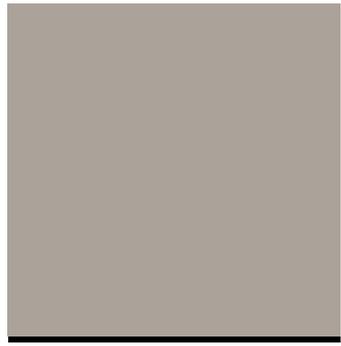
sherwin williams exterior functional gray sw7024 light

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SULLIVAN'S













Houston Example in Proposed Gray



Houston Example in Proposed Gray



REQUEST FOR BOARD ACTION
Architectural Review Board
July 19, 2016

Subject:	Big Bowl Restaurant – New Canopy with a Logo (215 Parkway Dr)
Action Requested:	Approval of a Minor Amendment to a Special Use for a Planned Unit Development regarding a New Building Canopy with a Logo
Petitioner:	Big Bowl Restaurant
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community and Economic Development
Referred To:	Architectural Review Board

Background:

- The petitioner, Big Bowl Restaurant, seeks to install a new building canopy on their restaurant located at 215 Parkway Drive, as approved by the property owner.
- The 5,500-square-foot Big Bowl restaurant is located within the CityPark Retail Center Planned Unit Development (PUD) on the southwest corner of Milwaukee Avenue and Aptakisic Road, as shown on the attached map. The restaurant building was constructed in 1997 together with an adjacent Wildfire Restaurant per City Park Planned Unit Development plans. While each building exhibits its own distinct architectural style, similar elements are used to establish visual continuity among the two restaurants, as well as with the rest of the PUD.

Approval Process:

- This request constitutes a minor amendment to the CityPark PUD which can be reviewed and approved by the ARB, per code.

Project Summary:

- The petitioner proposes to install a new fabric canopy with metal framing on the south façade of the building over an existing outdoor patio for sun protection when the patio is in use. The proposed design change is considered a minor amendment to the CityPark PUD. The canopy extends the entire length of the patio (see attached renderings). The canopy will display a white non-illuminated Big Bowl logo centered across the canopy (note there are no existing wall signs on the south elevation). Two canopy color options are proposed: red and black. The petitioner states in the attached cover letter their preferred color is red to repel the heat. The black option is proposed in recognition of the established black color scheme for the existing Big Bowl and Wildfire façades with black canopies and awnings for visual continuity.
- The proposed canopy meets Sign Code requirements regarding location and sign dimensions (see attached). One of the code requirements is canopies be compatible with the overall color scheme of the façade. The Big Bowl south elevation consists of beige cultured stone, brown wood windows and doors. In addition, the east façade features a black entrance canopy and awnings as well as a decorative red bowl on top of the roof at the southeast corner of the building. **Staff requests the ARB determine which canopy color (red or black) is more appropriate for the south façade and the overall building appearance. If the red color is selected, Staff recommends it match the red color of the existing rooftop bowl.**

The Petitioner will provide material and color samples at the meeting.

Recommendations:

Staff recommends approval of the proposed canopy with the following condition:

- 1) The font type of the proposed Big Bowl logo displayed on the new canopy match the existing awning lettering on the east elevation.

Motion:

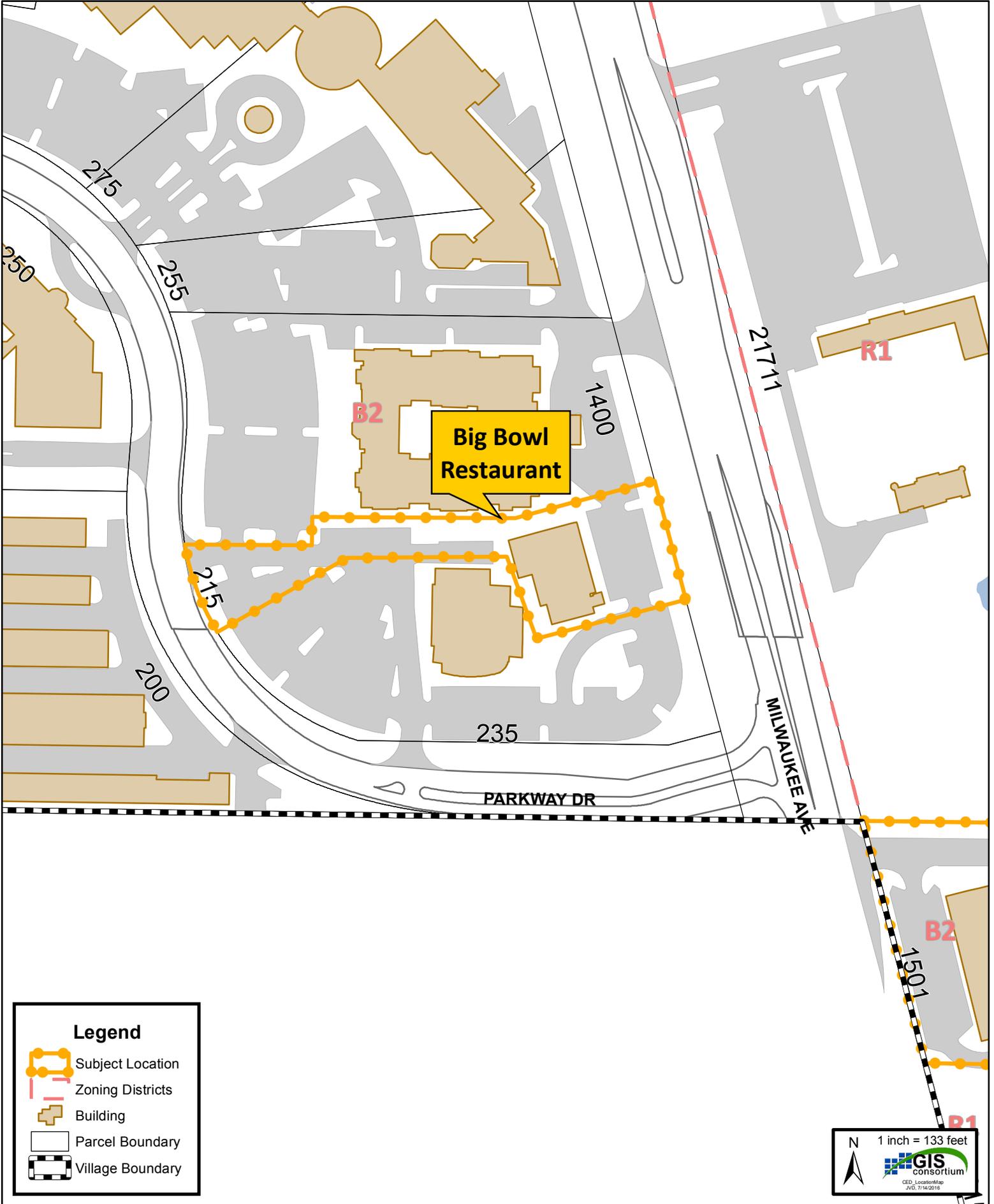
The Architectural Review Board, at its meeting held on July 19, 2016, moves to approve a minor amendment to a Special Use for a Planned Unit Development regarding a new building canopy with a logo, for the existing Big Bowl Restaurant, located at 215 Parkway Drive, as depicted in a presentation packet prepared by Aria group Architects on behalf of Big Bowl Restaurant, dated July 12, 2016, date stamp received July 13, 2016, and as depicted in the material/color sample board provided at the meeting, subject to recommendations contained in the Staff Memorandum, and further subject to...

{Insert any additional conditions or modification desired by the ARB}

Reports and Documents Attached:

- Location Map, prepared by staff.
- Cover letter, prepared by Lillian Reyes-Brahar of Aria Group Architects, dated July 12, 2016, date stamped received July 13, 2016.
- Presentation Packet, prepared by Aria Group Architects, dated July 12, 2016, date stamped received July 13, 2016.
- Photograph of the east building elevation depicting existing entrance canopy and awnings, prepared by staff.
- Awning and canopy Sign Code regulations.

Meeting History	
ARB Review (current):	July 19, 2016



Legend

- Subject Location
- Zoning Districts
- Building
- Parcel Boundary
- Village Boundary

N 1 inch = 133 feet

GIS consortium

GED_LocationMap
JVS_7/14/2016



July 12, 2016

To: Chairman Wes Grover and ARB members
Village of Lincolnshire
Lincolnshire, IL

Re: Big Bowl – Proposed Canopy for existing patio
215 Parkway Dr
Lincolnshire, IL 60069

Dear Chairman Wes Grover and ARB members,

Our Big Bowl client, a Lettuce Entertain You- Enterprises, is proposing to add a canopy over their existing restaurant patio to provide shade for their patrons during the outdoor season.

While taking into consideration the existing building and site surrounding we are propose the canopy shape to follow the patio extents. The canopy is to be constructed of aluminum framing & supports with a fabric cover and restaurant logo on the front flap of the canopy. As for the fabric color, our first preference is the red fabric. We feel the black fabric invites more heat into the patio space and the red canopy reinforces the red Big Bowl.

The covered canopy will also have string lights and 2 heaters

We look forward to presenting the proposed canopy for Big Bowl's patio next week.

Sincerely,

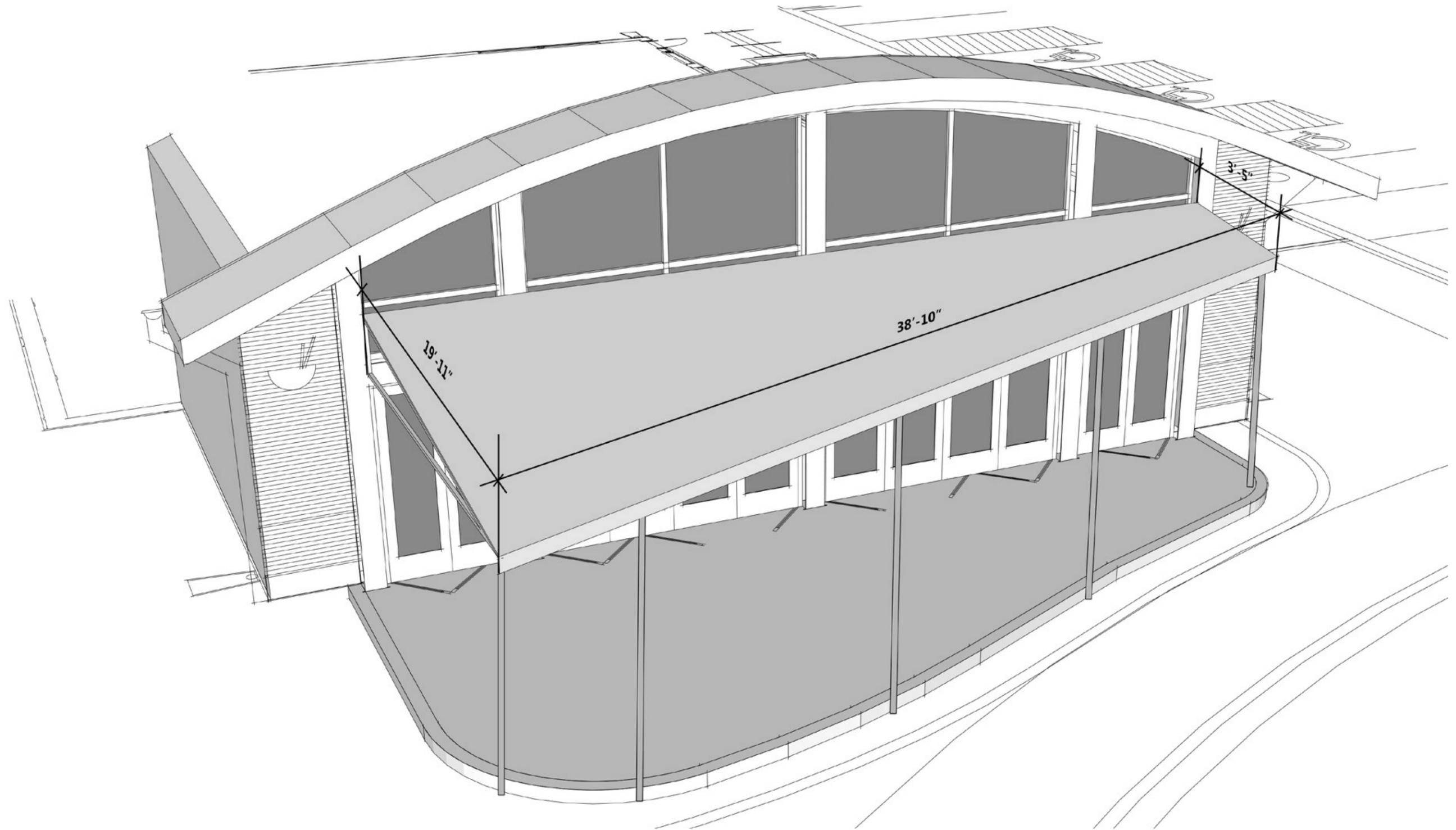
Lillian Reyes-Brahar
Aria Group Architects

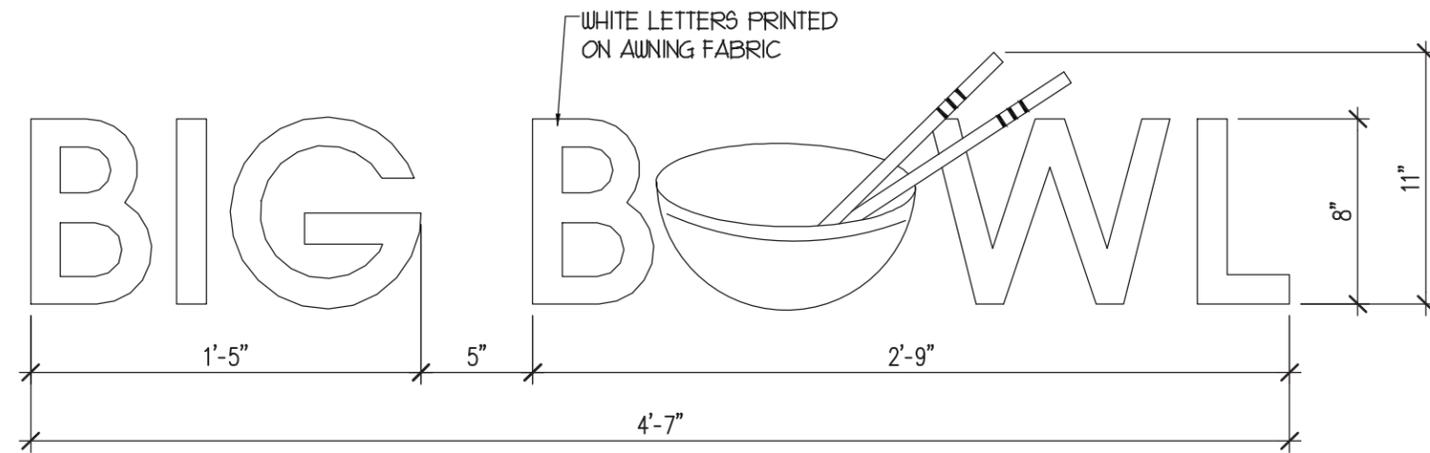


SUNBRELLA FABRIC,
COLOR : RED 4666-0000



SUNBRELLA FABRIC
COLOR : BLACK 4608-0000





FRONT VIEW

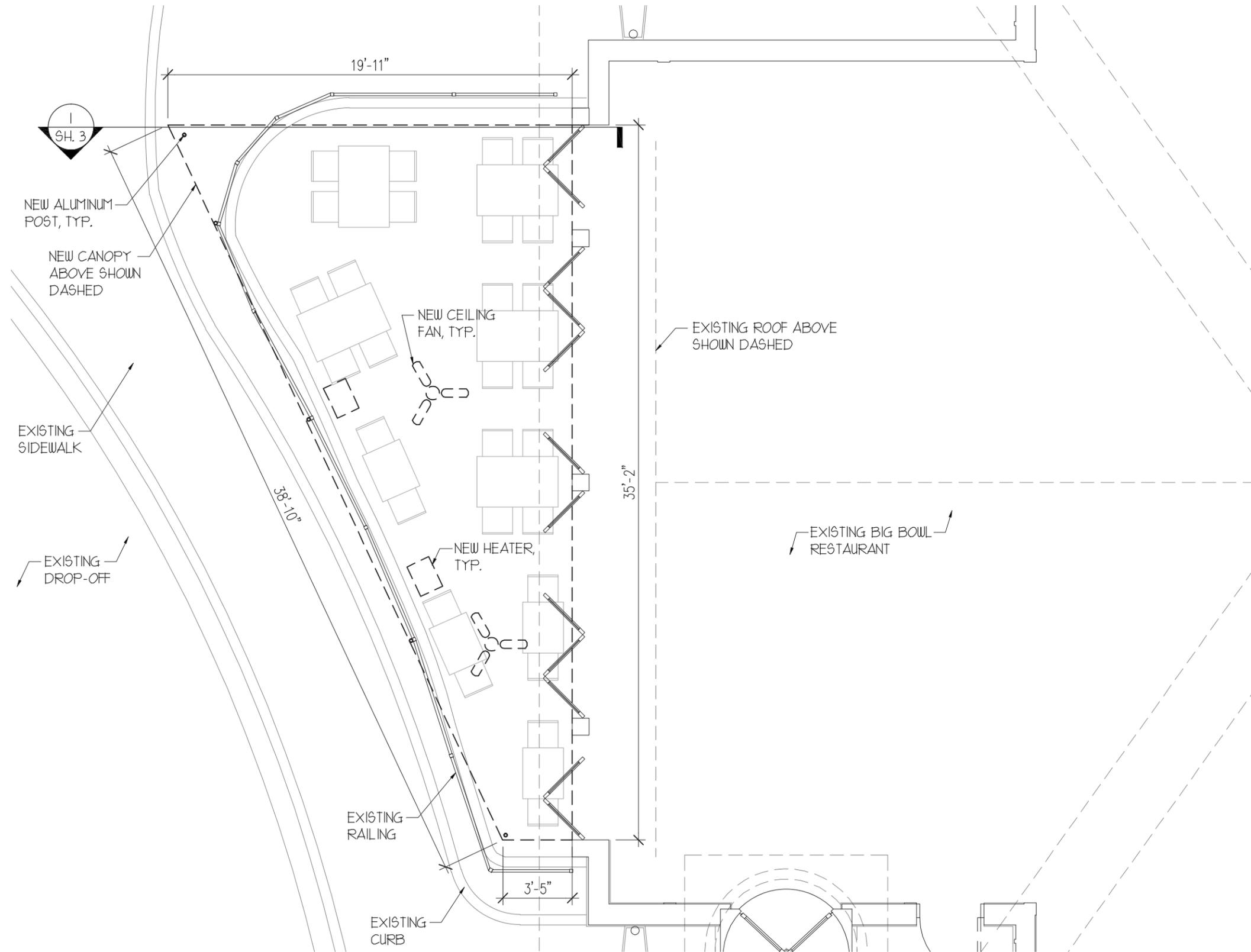
NOTE: LOGO IS A REGISTERED TRADEMARK

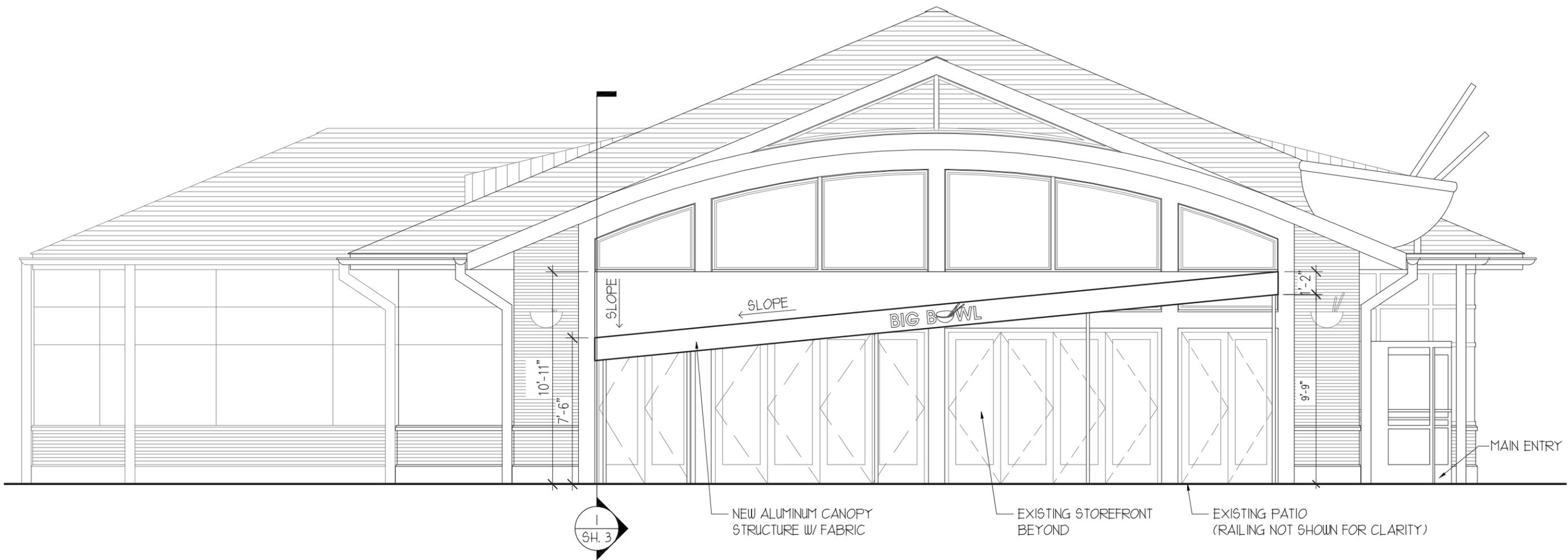


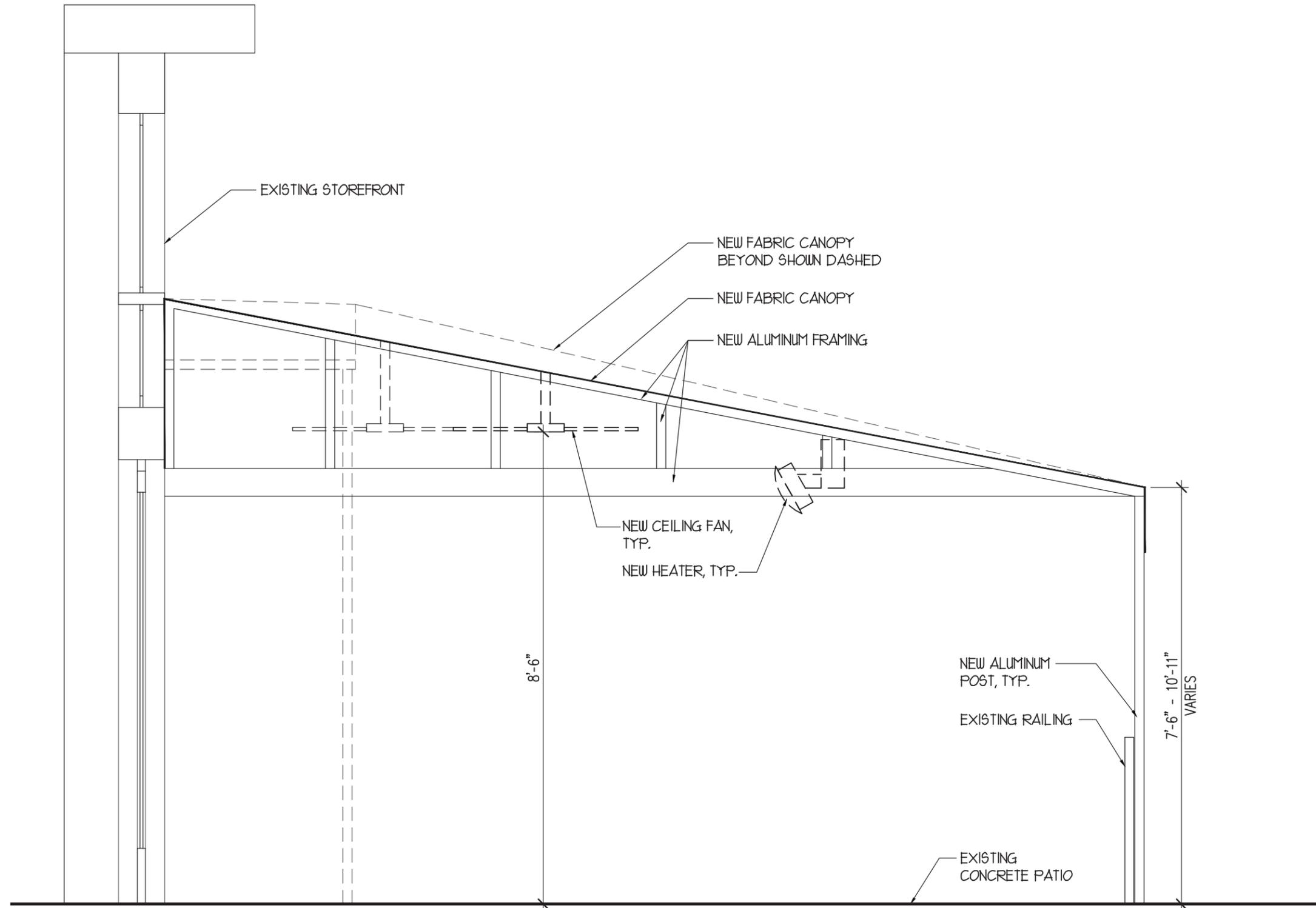
EAST



SOUTH







Existing East Elevation Entrance Canopy & Awnings



15. Wall signs shall be attached to a building façade at a height of not less than eight (8) feet above any sidewalk, and may not extend over said thoroughfare and/or sidewalk.

16. Consistency must be provided between ground sign lettering for individual tenants and the corresponding lettering of wall signs on the façade of the building.

TABLE 3 WALL SIGNS					
SIGN DISTRICT	Maximum Sign Area	Maximum Sign Length	Maximum Height of Sign Face	Maximum Height of Letters	Maximum Height of Logo
Downtown Sign District	10% of the area of the wall to which the sign is attached	15 ft.	2 ft.	18 in.	24 in.
Corridor Commercial Sign District	10% of the area of the wall to which the sign is attached	18 ft.	3 ft.	24 in.	30 in.
Office/Industrial Sign District	10% of the area of the wall to which the sign is attached	20 ft.	3 ft.	24 in.	30 in.
Residential Sign District - Non-residential Use	10% of the area of the wall to which the sign is attached, or 24 sq. ft., whichever is less	8 ft.	2 ft.	12 in.	18 in.

C. Awnings and Canopies

Awnings and canopies that are considered an architectural feature of a building not used for advertising are not considered a sign. Awnings and canopies containing an advertising message shall be considered a sign, subject to review by the Village Board and are subject to the following regulations:

1. Awnings and canopies are permitted signs in any non-residential sign district.
2. All awnings or canopies must maintain a minimum eight (8) foot clearance from grade. Awnings and supports for canopies must not extend past a setback two (2) feet from the curb line, or if there is no curb line the property line.
3. An advertising message on any individual awning or canopy is limited to twenty-five percent (25%) of the surface of the vertical face of the awning or canopy on which it is placed. The advertising may contain one (1) of the following items of information per awning or canopy: the legal business name, logo, or a business product or service; all of a consistent color and font size. No more than four (4) awning or canopy signs are permitted on each frontage described in Paragraph 4 below.
4. Awning and canopy signs shall be permitted for each facade of a building or tenant space that has been designed to include a customer entrance, display or decorative window, or for which the architectural design treatment and details are the same as those used in the primary facade of the building, subject to review by the Architectural Review Board.
5. Awning or canopy signs shall be centered on the awning or canopy to which they are affixed and located parallel to the building facade upon which the awning or canopy is

attached.

6. Awnings and canopies shall be constructed out of incombustible, non-reflective material. Back-lit awnings and canopies are prohibited.



Examples of awnings that meet the standards of 12-9-1-C

7. Awnings and canopies must be securely attached to and supported by a building. All frames and supports must be made of metal or other similar rigid material and meet the requirements of Title 5, Chapter 4.
8. All awnings or canopies shall comply with the following design standards:
 - a. Awnings and canopies shall be compatible in material and construction to the style and character of the building. The color of the awning or canopy shall be compatible with the overall color scheme of the façade.
 - b. Awnings and canopies shall be generally aligned with others nearby in order to maintain a sense of visual continuity.
 - c. Awnings and canopies shall be tailored to the façade of the building and positioned so that distinctive architectural features remain visible.
 - d. All awning and canopy signs located on an individual building shall be of a similar size with no more than one (1) line of horizontal sign copy permitted per awning or canopy sign. However, if the awning or canopy sign message is part of a business registered name displayed over two lines, two lines shall be permitted.
 - e. Awning or canopy signs will not be permitted on the sloped or curved face of an awning or canopy.
9. The following maximum dimensions are permitted for awning and canopy signs:
 - a. Letter Height: Twelve (12) inches.
 - b. Logo Height: Eighteen (18) inches.
 - c. Sign Face Height: Eighteen (18) inches.
 - d. Sign Length: Ten (10) feet.

- e. Sign Surface Area: Ten (10) square feet.

D. Blade Signs

1. Location

Blade signs shall be erected perpendicular to the structure to which they are attached. Signs erected at the corner of a building may be placed at a one-hundred-thirty-five (135°) degree angle to the facade of the building used for customer entrance. No portion of a blade sign shall be permitted to be less than ten (10) feet above the level of the walkway or predominant grade over which it extends.

2. Size

Blade signs are permitted up to a maximum surface area of four (4) square feet for tenants in multi-tenant buildings and twenty (20) square feet for free-standing businesses.

3. Quantity

One (1) blade sign shall be permitted for each public entrance into an individual tenant/business space. However, for tenant spaces or buildings with a corner building entrance orientation, one (1) blade sign shall be permitted per building frontage.

4. Sign Design and Materials

- a. All blade signs located on an individual building shall be of a similar size and proportion.
- b. A blade sign shall not extend more than three (3) feet from the wall/ceiling to which it is attached.
- c. Blade signs shall be designed to relate to the architectural design of the building to which they are attached.
- d. Blade signs shall be constructed of wood, metal or similar materials, at the recommendation of the Architectural Review Board and approval by the Village Board.

E. Marquee Signs

Marquee signs shall be restricted to a position over the main entrance into a building.

1. Location

No marquee shall be erected in any residential district.

2. Construction Materials Required

All marquees, including the anchors, bolts, supports, rods and braces thereof, shall be constructed of incombustible or approved combustible materials, shall be designed by a structural engineer and shall be approved by the Department of Community and Economic Development as being in compliance with the Village Building Code. If