



APPROVED 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