



**APPROVED** Minutes of the **SPECIAL ARCHITECTURAL REVIEW BOARD** held on Tuesday, June 1, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

**PRESENT:** Chairman Grover, Members Kennerley, Jensen, Baskin, and Barranco. Trustee-Liaison Hancock

**ABSENT:** Member Gulatee

**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.

### **2.0 APPROVAL OF MINUTES**

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

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

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

3.1 Continued 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.).

**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. The Petitioner received some positive feedback from the committee in the previous meeting. The general feeling was to turn the building into a more contemporary looking site. There was also a recommendation to move the monument sign closer to Milwaukee Avenue and keep the sign in the same style as the proposed building modifications. For the landscaping plan, there were comments about the addition of new trees and grasses around the building. The feedback mainly pointed towards the general style and look of the building. The staff is in support of the revisions for the project.

**Lawrence Friedman, attorney for petitioner**, thanked the Board for holding the special meeting about his project. He commented the group planning the project is hoping to resolve all aspects of the presentation and acquiring the property by



the end of the month. He noted that the group discussed the changes and would like to comment on some of the proposed revisions.

**Mr. Kozlowski, architect**, displayed some of the proposed plans for the project in front of the board. He mentioned they considered recommendations that the Board made. He noted how due to budget restraints some of the proposed changes might be difficult to make. The railings in the plan have been changed from a wood railing to a more modern, metal railing. A lot of the changes made were in the materials and coloring, in order to be in line with much of the style that was discussed by the board. **Mr. Kozlowski** noted that much of the wood colored details have been changed to more bluish-grey tones. The overhangs and end cuts were exposed on the balcony outside, but now these overhangs and end cuts are covered. Other changes include the ones in the landscape, where **Mr. Kozlowski** noted the design team bumped out some of the landscaping in the front. The sign is moved up more in the front in place of previous landscape features. There is more depth in the front with the additional trees in front of the building and there is a landscape island in the back that includes lighting to make sure that the entrance is highlighted.

At this time, **Mr. Kozlowski** brought up **David McCallum** to speak about the details of the proposed landscaping changes. **Mr. McCallum** noted that adjacent to the building in the north and south end of the building are two new shade trees and some ornamental grasses. Adjacent to the sign there are more shrubs, perennials, and grasses consistent with the code. There are now two trees where the sign was before, and there are two planting areas in the north where there are two birch trees with lower grasses. There was a recommendation to change the species of one of the evergreen trees, and this recommendation has been reflected in the new plan.

**Member Kennerley** noted how she was pleased at the revisions especially with the coloring of the grasses and the height of the landscape that accentuates the building.

One board member proceeded to ask about the trees near the detention basin in the parking lot. **Mr. McCallum** responded by saying Swamp White Oaks will be placed near the basin and that the area will be cleaned up near the basin.

**Mr. Kozlowski** then proceeded to refer to the plan in regards to the new coloring and the overview of the updated plans. The railings are to have exposed fasteners and wood top and metal verticals. The trim boards will be exposed and the fasteners and plates will be exposed as well.

One member asked if the updated plan includes material changes as well, and **Mr. Kozlowski** responded by saying they are still planning on having wood as the material for the railings, but also looking at some composite materials as well. **Mr. Kozlowski** would like to stain the wood instead of using gray, and remarked that much of the floor plan design will remain the same. In regards to the updated sign, the stucco material has been changed to a cleaner, more monolithic structure. The materials include wood slats, but the coloring is more in line with



the revised cool grey coloring. Lighting has a clean, modern cylinder light, and the project team is still leaning towards using festoon lights.

At this time, **Chairman Grover** requested input from the members with regard to the exterior revisions to the building. One Member noted how he did not understand the one steel door where patrons would exit in regards to the entrances and exits to the event venue. **Mr. Kozlowski** noted that until they open the exterior wall up, they do not know what the building offers when they open up one of the walls. The client wants the space to be a darker more controlled space. **Mr. Kozlowski** wants to open up one of the walls before the group decides how much light to allow into the event space. The existing door would remain where it is, and when the wall is opened up there will be a door in place of only the wall.

**Member Baskin** noted that the revisions make the building much better in comparison to the first presentation. He would prefer to see further improvements to the façade if the budget allows for it.

**Chairman Grover** then asked if there would be any lighting in the back by the outdoor deck space. **Mr. Kozlowski** remarked that there would be lighting to define the entryway and that he would clean up the area in the back to include lighting to direct patrons to the entryway. In regards to landscaping, **Member Kennerley** stated how she liked the changes especially in regards to the lighting and how it emphasizes the landscape. She appreciates all of the changes that the group made to the design.

**Chairman Grover** asked about how much of the front of the building one would be able to see. **Mr. Kozlowski** stated the group has not studied the perspective and angles yet, but affirms that the berm will be small and one should be able to see the building.

**Chairman Grover** proceeded to ask the Board for its comments about the ground sign. **Member Kennerley** stated she preferred the original traditional design, and **Member Baskin** remarked how he loved the new “hip” sign. Other board members affirmed their satisfaction with the new design as well. **Chairman Grover** asked if the site had more than one address, and **Tonya Zozulya, Economic Development Coordinator** replied that the site will have a new Lincolnshire address in the next couple of weeks.

**Chairman Grover** asked if the staff is pleased with the lighting around the building. **Tonya Zozulya, Economic Development Coordinator** replied that the lighting intensity meets code and the only non-compliant item is the pole height.

***Member Baskin** motioned to recommend to the Village Board for their approval of a proposed Site Design, Landscape Plans, Building Elevations, Exterior Lighting, Parking and Exterior Signage for Proposed Redevelopment of the Former Cubby Bear Property for a Banquet Hall, as presented in the packet submitted by Loft 21 submitted on June 1, 2016 and as depicted in the sample material and color sample board presented at the June 1, 2016 meeting, and*



*further subject to the addition of light bollards adjacent to the porte cochere to enhance the rear entrance to the building.*

*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 7:42 p.m.

Respectfully Submitted,

Marco Laudati, Community & Economic Development Intern