



APPROVED Minutes of the **RESCHEDULED ARCHITECTURAL REVIEW BOARD** held on Tuesday, September 27, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

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

ABSENT: Trustee-Liaison Hancock

ALSO PRESENT: Tonya Zozulya, Economic Development Coordinator and Adam Letendre, Assistant Village Manager/Director of Community and Economic Development

CALL TO ORDER

1.0 ROLL CALL

The roll was called by Linda Jones, Secretary, and **Chairman Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the August 16, 2016, Minutes of the regularly scheduled Architectural Review Board.

Member Baskin moved to approve the minutes as written and **Member Kennerley** seconded the motion to approve the August 16, 2016 Architectural Review Board Minutes. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration and Discussion of Proposed Development Plans for Culver's Restaurant and Shopping Center Ground Signs for the Lincolnshire Marketplace Center, Northeast Corner of Milwaukee Ave and Rte 22 (Lincolnshire Marketplace LLC).

Tonya Zozulya, Economic Development Coordinator, noted last month's design workshop was very productive and generated several comments for the petitioner's consideration which are listed in Staff's memorandum dated September 27, 2016, and made part of the presentation packet. The Petitioner is present to explain the changes that have been made and Staff is in support of this project.

Mike Mallon, Sr. Vice President with Draper and Kramer, contract purchaser of the Lincolnshire Marketplace LLC, noted the discussion will center around the proposed Culver's project, also known as Phase 1 on the undeveloped property located at the northeast corner of Milwaukee Avenue and Half Day Road. The Fresh Market grocery store is the only retail business on this site thus far. He



stated his team has addressed most of the comments from the Architectural Review Board and they look forward to a positive recommendation to the Village Board. **Mr. Mallon** introduced the members of the design team. Further, he displayed a color rendering showing the proposed Culver's in the background and how it will fit into the entire Lincolnshire MarketPlace. It depicts the spine road which comes from Half Day Road through the site leading out to Milwaukee Avenue with the additional site features of brick pavers, a fountain as a focal point with a gathering place to tie together Phase 1 and Phase 2 and the existing Fresh Market store. Additional landscaping has also been added. **Mr. Mallon** provided a brief overview of the revisions which consist of building elevations and enhancing the outdoor patio area; the relocation of the Culver's ground sign and the proposed shopping center sign, and a revision to the ground sign; the addition of a decorative paver element and landscaping in areas of the signs, outdoor patio, the entry drive and along the pedestrian path.

Katie Lambert, Sr. Associate with OKW Architects, displayed the revised site plan and noted the addition of a large quantity of evergreens to the north side of the spine road which adds seasonal interest. Additional landscaping was also part of the monument signage relocation, as well as the inclusion of ornamental pavers on the pedestrian path to connect Culver's to the Fresh Market. The outdoor seating area remains in the same location, however, the addition of the pergola will serve to enhance it as a destination and serve as a visual buffer to the entire experience. With regard to the shopping center identification sign, there was concern from the design workshop meeting that the lettering for Lincolnshire Market Place would not be very visible. The sign has been repositioned on top of the brick and should read better with the use of pin-mounted metal letters held off the sign causing a slight shadowing effect. There were a couple of changes to the shopping center monument sign which were determined in discussions with Staff. Thus, a slight increase to make the width of the sign 12 feet and the addition of a fifth tenant panel. The tenant panels will be internally illuminated with only a white light, while the gooseneck fixtures at the top of the sign will illuminate the Lincolnshire MarketPlace lettering.

Wendy Martin, Architect, with Ollmann Ernest Martin, displayed the revised building elevations which now give a more upscale appearance and noted the addition of gables with brackets, as a direct reflection seen on The Fresh Market, and the deepened tower element. The gooseneck fixtures have been relocated to highlight the piers rather than the awnings. The hardieplank siding, brick and stone materials remain the same as previously proposed. In referring to the outdoor patio area, **Ms. Martin** pointed out the addition of the pergola element serves to tie together the pedestrian way on site and helps to define the outside area. She also noted the cedar wood post supports of the pergola and wood panel system to lighten the outdoor dining area. The patio furnishings have also been upgraded

Nick Mele, with Priority Sign, addressed the Culver's signage revisions based on comments from last month's design workshop meeting and displayed the site plan with the all-encompassing exterior signage which remains the same with the exception of the monument sign relocation. The exterior Culver's signs on the



building elevations also remain the same, but appear to better fit the wall, which is due to the redesign of the wall element. The burger blade sign in the drive-thru has been changed from the standard aluminum material to match the monument sign and the cement board finish of the building, as well. With regard to Culver's monument sign, comments were directed towards the electronic message center (EMC) with an 8" projection and the 5" projection of Culver sign element off the face of the sign. Staff comments asked if it would be possible to fully recess the unit to be flush with the rest of the sign cabinet. **Mr. Mele** noted a compromised 5" proposed projection uniform for both sign elements. He explained the reason for a projection provides easier access for future service and maintenance. Albeit a flush mount can be done, but access to the sign is more labor intensive. Another concern regarding the electronic message board related to the use of only one message display for the "flavor of the day". **Mr. Mele** stated that the franchise owner, Kevin Weasler, would like the opportunity to highlight charitable or community events in addition to the "flavor of the day".

Mr. Mallon thanked his team for their hard work during the past month responding to the Board's comments for the presentation of these revisions. He referenced Staff's first two recommendations included in the presentation packet and noted his agreement with the first two conditions relative to the adjustment of the final ground sign location to avoid utility line and easement conflicts and the light levels for all ground signs shall not exceed 0.5 foot candles as measured at the property line. Further, he noted the electronic message board sign is crucial to this development. After several conversations with Culver's to an alternative solution, the Petitioner wants to move forward with this sign element. There are three different sign options proposed and Option S1B is their preference as depicted in the petitioner's presentation packet. They are also agreeable to other conditions as noted by Staff.

The Petitioner having completed their presentation, **Chairman Grover** offered the opportunity for the Boards' comments and suggested focusing on one topic at a time for discussion. **Member Gulatee** noted he did not understand the architecture and was not impressed, however, since he came with the spirit of compromise, he questioned the color of the stone in the renderings. **Ms. Martin** displayed a sample board of the color of the stone with which **Member Gulatee** was satisfied. He then suggested thought be given to back lighting the awnings for added interest to the elevations. Further, **Member Gulatee** noted he cannot offer any comments on the architecture, as it is not familiar architecture, he is satisfied in going along with the Boards' decision. **Member Baskin** appreciated the architect's efforts based on the feedback from the design workshop meeting and sees some elements from The Fresh Market building incorporated in the proposed Culver's building. Albeit the revisions are better than the originally proposed building, he noted the architecture is branded and he has no opinion either way, thus he would approve the revisions. He did express concern that the hip roof pitch is not as pronounced as The Fresh Market, to which **Ms. Martin** stated proportionally it is in keeping with the size of the Culver's building. **Member Jensen** noted his absence at the last meeting, however, he expressed his satisfaction in seeing the improvements which bring it to a nice looking building. **Member Kennerley** noted, in terms of the outdoor seating area, it



becomes more of a focal point to draw you in and it is a really nice area and more inviting. She expressed her satisfaction with the building, as the ideas and upgrades really make a significant difference along with the slight adjustments which bring it more in line with the elements within Lincolnshire. **Chairman Grover** added his satisfaction with the concept and overall the building looks good.

Chairman Grover offered comments with regard to the landscaping and the pergola. **Member Baskin** questioned the combination of the pergola with umbrellas shading tables and feels it does not look appropriate. **Ms. Martin** noted the intention was to tie in the blue color. **Member Jensen** inquired if blue could be incorporated into some kind of a cover, to which **Ms. Martin** said it could be done. **Member Gulatee** suggested using engineered materials and nature, such as climbing plants, to soften the elements. **Member Kennerley** warned about the presence of bees if vines, etc. were to be incorporated. **Chairman Grover** questioned if the top of pergola had any lattice work forming a roof, to which **Ms. Martin** noted the design is such that it only gives the appearance, as there is nothing overhead and thus, the idea of umbrellas. She also cautioned anything above the tables in that fashion, may encourage bird nests and/or droppings. **Chairman Grover** noted his struggle with the pergola and umbrellas, and likes the visual effects of the pergola. **Member Kennerley** questioned if the pergola line is the same height as the umbrellas with the intention to hide the umbrellas or are there two different heights to give a staggered appearance. **Ms. Martin** stated they are not trying to hide the umbrellas, instead trying to pull in the pergola element opportunity and marry it with the umbrellas. **Member Kennerley** added the pergola offers the enclosure feeling yet being outside and it is an important element to the site. She expressed concern for the possibility to make it more uniform, using the blue color for the top trim of the pergola and making the pergola the same height as the umbrellas to give the appearance of one line utilizing both elements. After much discussion ensued with regard to the pergola and the umbrellas' use, **Mr. Mallon** suggested working with Staff to determine the best design to satisfy the Board's concerns and **Chairman Grover** noted that it would be his recommendation, as well. He then requested comments with regard to the landscaping. **Member Kennerley** suggested the use of low maintenance landscaping such as boxwoods and evergreens around the building and outdoor seating area in order to provide green throughout the seasons in lieu of ornamental grasses, to which the Petitioner concurred.

Chairman Grover eluded to the signage, beginning with the wall signs, to which **Member Gulatee** stated he had no issues with the wall signs. The shopping center monument sign was met favorably. **Mr. Mallon** stated the gooseneck lights at the top are meant to highlight the Lincolnshire MarketPlace lettering and the tenant sign panels are internally illuminated. The shopping center Fresh Market identification ground sign was next to be discussed with only one concern from **Chairman Grover** as to the purpose of the arrow. **Ms. Lambert** noted its purpose is for wayfinding for the entrance to the center north on Milwaukee Avenue. **Member Baskin** added that the monument signs look elegant and the sign package is fine. **Member Kennerley** questioned the correct script for



Lincolnshire Market Place or Lincolnshire MarketPlace? **Mr. Mallon** noted his preference for one word with a capital "P" ie. MarketPlace.

Chairman Grover opened the discussion for the Culver's monument sign and stated he was not in favor of the electronic sign and he has no issues with the remainder of the sign. **Member Kennerley** agreed with **Chairman Grover** and noted the use of stone on the base, but is not in favor of the electronic sign.

Member Baskin noted he is not bothered by the electronic sign, as it is the digital age, however he prefers it to be flush with the face of the sign. **Member Gulatee** suggested the sign be presented subtly to set an example for future signs, as it is the digital age and go with the times. **Member Orzeske** questioned the accuracy of the graphic as to its high definition. **Mr. Mele** responded they are proposing a static message only sign that is standard in the industry of restaurants, hospitality, retail, etc. **Chairman Grover** reminded the Board that the three EMC signs within the Village are part of a PUD or grandfathered and he suggested having an ordinance addressing this type of sign for individual retail in place before allowing any changes. **Member Gulatee** noted a potential for a variance, to which **Chairman Grover** expressed his concern for a floodgate of sign variances from individual retail/commercial businesses and prefers to have the parameters in place. **Mr. Mallon** stated that the electronic message board is a key component of the lease in moving forward with Culver's. Albeit the Board has issues with the message center, **Mr. Mallon** requested to have the Board consider moving the project forward from a timing perspective, as there are tight time constraints under the proposed lease with Culver's, especially if they were anticipating beginning construction by the end of the year. He would appreciate the Board's consideration in continuing the request for a couple of months in order to consider the use of message centers throughout the community. **Mr. Mallon** reiterated his request for the ARB to forward a positive recommendation to the Village Board, especially since they will be on the October 10th agenda for a Public Hearing regarding a major amendment for modifications to the Lincolnshire MarketPlace PUD. **Economic Development Coordinator Zozulya** noted the Village Board would have to direct Staff, with the ARB's support, in order to change the Village Code to pursue a text amendment to allow electronic message board signs with certain conditions. She also noted Staff has received a concern from a Lincolnshire resident expressing opposition to the electronic message board for aesthetic reasons and it is not in line with Lincolnshire's character.

Chairman Grover asked if there were any other issues from the presentation packet yet to be addressed, to which **Member Gulatee** cautioned against the possibility of snow drifts blocking venting on the rooftop units. This blockage could occur due to the height of the parapet wall and dependent upon the prevailing winds at the time of a snow event. He suggested openings be made at opposite ends to offer a flow of air/wind to address this potential issue. He further expressed concern for any foul odors emitting from the trash enclosure due to its proximity to the entrance of the drive-thru lane. **Kevin Weasler**, franchisee/owner of the proposed Culver's, stated trash is picked up several times a week based on the volume of business and thus far, at his Buffalo Grove restaurant, any occurrence of odors has been minimal. With regard to the



electronic sign, **Chairman Grover** requested confirmation of the text, to which **Mr. Weasler** stated it would be the flavor of the day and community/charitable events.

There being no further discussion from the Petitioner or the ARB, Chairman Grover suggested consideration be given to separating the motions and keeping the electronic sign as a separate motion, to which the ARB concurred.

Member Baskin moved and Member Jensen seconded a motion from the Architectural Review Board to recommend to the Village Board for their approval of a proposed site design, building elevations, landscaping and lighting for a proposed development of Culver's restaurant with a drive-through/outdoor patio and shopping center ground signs for the Lincolnshire Marketplace development, as presented in the packet submitted by Michael Mallon, Draper & Kramer, dated September 12, 2016, date stamped received September 12, 2016, and as depicted in the material/color sample board provided at the meeting, subject to the Staff recommendations 1 and 2, and further subject to the following:

- 1. Replace the ornamental grasses surrounding the building and pergola with boxwood plantings;*
- 2. No umbrellas allowed inside the pergola.*

The motion passed unanimously by voice vote.

Member Baskin moved and Member Orzeske seconded a motion for the Architectural Review Board to recommend to the Village Board for their approval of a proposed Culver's signage package for the Lincolnshire Marketplace development, as presented in the packet submitted by Michael Mallon, Draper & Kramer, dated September 12, 2016, date stamped received September 12, 2016, subject to the Staff recommendations, and further subject to the following conditions:

- 1. The final ground sign location shall be adjusted with the Village Engineer's approval to avoid utility line and easement conflicts.*
- 2. The light levels for all ground signs shall not exceed 0.5 foot candles as measured at the property line.*
- 3. Electronic message board sign Option S1C, as depicted in the petitioner's presentation packet, shall be approved, subject to the following:*
 - a. The text of the electronic message board sign shall be static at all times.*
 - b. No scrolling of the text shall be permitted.*
 - c. The electronic message board sign shall advertise Culver's flavor of the day and communit/charitable events only via text. No other information or images is permitted.*
 - d. No flashing, scrolling, blinking, animation, or similar effects shall be permitted.*
 - e. The brightness level shall be limited to 5,000 nits during the day and 1,000 nits at night. The electronic board shall be*



- equipped with a light sensor to automatically adjust brightness based on ambient light levels.
- f. The electronic display shall be turned off each night after the restaurant closing.

The motion passed with a roll call vote as follows:

2 Nays (Grover & Kennerley)

4 Ayes (Gulatee, Baskin, Orzeske, & Jensen)

with Alternate Barranco expressing consent.

3.2 Consideration and Discussion of a New Port Cochere, Windows, Landscaping and Wall Signs for the Marriott Resort, 10 Marriott Drive (The Gettys Group).

Tonya Zozulya, Economic Development Coordinator, noted this is a two-part request. The first part is for the approval of a new port cochere near the hotel entrance, a new window system for both of the guest rooms and the Kings Wharf Restaurant, as well as new landscaping to enhance the hotel entrance adjacent to the new port cochere. The second part is consideration of an amendment to the Marriott Resort Master Sign Plan for two new code-compliant halo-lit identification wall signs, bearing a red Marriott logo, to be integrated into the new port cochere pylon design near the front hotel entrance. She explained the reason for the split request is because the ARB does have complete review and approval for the new port cochere, windows, and landscaping; however, the wall signs will require recommendation and final approval by the Village Board. At this time, **Economic Development Coordinator Zozulya** invited the Petitioner, The Gettys Group, to give their presentation.

Eric Bates, General Manager, of the Marriott Lincolnshire Resort as of January 28, 2016, noted that a \$22 million renovation is planned for the facility, touching almost every area of it to be done in phases. It is most important to signify to the public that big changes will be made by focusing on the exterior with the new port cochere entrance, windows, and landscaping. **Mr. Bates** introduced the design team of Gayle Soberg and Justin Harris with Stanec Architecture, Jonathan Grzywa, Civil Engineer, with Woolpert Engineering, and Jason Mudd, with The Gettys Group, who is leading the design for the renovations.

Gayle Soberg, with Stanec Architecture, provided a brief overview of the work scope plan showing the port cochere entrance and the facades of the guest rooms and restaurant. The resort was built in 1974 and the existing entrance canopy has a large sloping roof line which darkens the entrance to the hotel and does not lend itself well to proclaiming and welcoming guests to the entrance. **Ms. Soberg** presented the rendering of the proposed new port cochere and explained that the existing roof will be cut back and steel and heavy timber framed trellis-like construction will be the port cochere. It will be solid in the middle with exposed timber decking, and with open skylight glazing on the sides, all of which will be flanked by new signage pylons in a light colored limestone. The design shape of the port cochere is uplifting and signifies open arms to invite and welcome guests to the hotel.



Justin Harris, with Stanec Architecture, noted the design elements and materials of the port cochere, such as the timber structure which echoes the natural surroundings of the golf course grounds. As he displayed the construction renderings of the port cochere, he explained the materials and lighting being used along with its purpose. The signage pylon construction is stone veneer over metal stud and gypsum framing and a cantilevered teakwood slat bench serves as a seating area. The signage itself is LED halo effect backlit aluminum reverse channel lettering.

Jon Grzywa, Civil Engineer with Woolpert, displayed the site plan for the port cochere area and noted brick pavers will be installed at the entrance and the entry will be ADA compliant. He pointed out the new landscaping which includes two new trees providing symmetry as you approach from the parking lot, along with the various types and species of plantings to be used.

Moving on to the second part of the presentation, **Ms. Soberg** eluded to the existing restaurant façade depicting the 3' deep brick piers with the windows on the inside face of the piers and setback deeply, which does not allow enough natural light causing the interior of the restaurant to be very dark. In order to brighten the space, some of the piers will be removed and/or cut back to be able to install the new window system at the front of those piers. **Mr. Harris** displayed the restaurant elevation of both the existing and proposed, and noted by removing some of the piers, the window expanse will widen the bays of the windows letting more light into the space, and at the same time, provide a rhythm uniformity. Also, two folding glass window walls will be introduced in order to allow the guests to dine "al fresco" weather permitting. In addition, the façade of hotel guests' rooms will get a face lift by eliminating the dark colored inset and sliding glass door and replacing it with a new anodized aluminum window system with insulating glazing. Only the first floor guest room will have a glass sliding door to exit the room or use the outdoor slab on which to relax. In conclusion, **Mr. Harris** provided a material & color sample board for review.

Chairman Grover offered the opportunity to the ARB for any comments with regard to the port cochere. **Member Orzeske** expressed concern for the two different coloration levels of lighting emitting from the wall sign and the entrance canopy, albeit the materials are not the same. Also, he noted the need for more lighting at the port cochere and suggested up-lighting the two trees, to which **Ms. Soberg** responded favorably to do so. **Member Kennerley** agreed to add more lighting, as it becomes a safety issue, as well. Again, **Ms. Soberg** concurred with the importance of more landscape lighting, and she will research the possibility of matching the levels of lighting at the port cochere. **Member Orzeske** expressed his satisfaction with the elegant design. **Member Baskin** stated the design seems to be okay, and questioned tying in more brick to the port cochere. Discussion ensued with the determination that brick is prevalent at the exterior of the entrance, as well as the lobby has brick massing. **Chairman Grover** likes the freshness of the proposed port cochere and appears much more inviting.



Member Orzeske suggested the use of an opaque type of glazing to hide any dirt collecting, to which **Mr. Harris** will investigate the option. **Member Kennerley** stated she likes the way the new roof line looks and the element of the lighter color integrates within the building. She also questioned the purpose of the sign wall as you approach the entrance and suggested the possibility of adding water running down the sign to reduce the scale. She further suggested introducing more tree choices that can offer four-season color. **Mr. Harris** explained the symmetry of the wall sign panels. **Member Gulatee** noted his satisfaction for the design and suggested thought be given to creating a sense of arrival and the orientation of natural lighting by adding skylight glazing in the middle of the port cochere. He offered a circular drive as another option, along with more landscaping. **Member Jensen** is satisfied with the design and inquired if the addition of a fountain with seating would be feasible. In conclusion, both **Ms. Soberg** and **Mr. Harris** will take into consideration the members comments to enhance the proposed design.

Chairman Grover questioned if there were any comments regarding the proposed wall sign, to which there was a consensus to accept the wall sign design. There being no further comments or questions, **Chairman Grover** requested motions for the two separate requests.

Member Baskin moved and Member Gulatee seconded a motion at the Architectural Review Board meeting held on September 27, 2016, to approve a new port cochere, window design and landscaping improvements for the Marriott Resort, located at 10 Marriott Drive, as depicted in a presentation packet prepared by The Gettys Group, date stamp received September 12, 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 the following:

- 1. Further consideration and design of the canopy skylight, and*
- 2. The addition of uplighting the trees and the walkway lighting within the landscaping.*

The motion passed unanimously by voice vote.

Member Baskin moved and Member Gulatee second a motion for the Architectural Review Board to recommend approval to the Village Board of an amendment to the Marriott Resort Master Sign Plan regarding the addition of two new Marriott identification wall signs for the Marriott Resort, located at 10 Marriott Drive, as depicted in a presentation packet prepared by The Gettys Group, date stamp received September 12, 2016, and as depicted in the material/color sample board provided at the meeting, subject to the petitioner considering unifying the light color between the proposed wall signs and the hotel entrance and considering whether the western wall sign should be removed from the proposal.

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)



5.0 NEW BUSINESS

Economic Development Coordinator Zozulya noted that Staff would like to announce that Linda Jones has submitted her letter of retirement as of Sept 28th. She began working for the Village on Sept. 7, 1999 and served the last 17 years both faithfully and dutifully serving as Administrative Assistant for the Community & Economic Development Department and Secretary to both the Zoning Board and the Architectural Review Board. There is a party being planned at the end of October and we will keep the Board informed as to the exact date and time. During her employment with the Village, Linda has seen the development of CityPark, Lincolnshire Commons, Sedgebrook, and various other established businesses and subdivisions. On behalf of the ARB, **Chairman Grover** thanked Linda for her service and extended his appreciation of her diligence in working with the Board. Linda expressed her appreciation for the camaraderie and friendships made during her employment and will miss her daytime family.

6.0 CITIZEN COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Grover** adjourned the meeting at 9:30 p.m.

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