



**APPROVED AS
SUBMITTED**

Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, April 16, 2013, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Hardnock, Gulatee, Kennerley and Schlecht.

ABSENT: Trustee Liaison McDonough.

ALSO PRESENT: Brad Burke, Village Manager, Steve McNellis, Director of Community Development, Steve Robles, Planner, and Tonya Zozulya, Planner

CALL TO ORDER: **Chairman Grover** called the meeting to order at 7:35 p.m.

1.0 ROLL CALL

The roll was called by **Planner Robles** and **Chairman Grover** 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 15, 2013.

Member Hardnock moved and **Member Gulatee** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on Tuesday, January 15, 2013, as presented. The motion passed unanimously by voice vote.

2.2 Approval of the Minutes of the Joint Architectural Review Board and Park Board Meeting held Monday, March 18, 2013.

Planner Robles noted on page nine of the minutes, Park Board Chairman Borgerding did not vote on Item 4.2.2.

Member Schlecht moved and **Member Kennerley** seconded the motion to approve the minutes of the joint meeting of the Architectural Review Board and Park Board held on Monday, March 18, 2013, as revised. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 Public Hearing and Consideration and Discussion of variations to Title 12, *Sign Control*, of the Lincolnshire Village Code, associated with a proposed monument ground sign for Stevenson High School (Adlai E. Stevenson High School District 125).

Planner Robles presented Staff's memorandum regarding Stevenson High School's request to modernize the current pylon sign and electronic message sign



with a new electronic display video screen, as shown in the included presentation packet. He continued the existing pylon sign would be replaced with a new monument sign incorporating materials compatible with building materials used on the school campus that provided a consistent design between the sign and school buildings. The proposed electronic video screen would be double-sided and remained the same size as the current electronic message sign which was also double-sided. Although the request was replacing an existing electronic sign, the introduction of an L.E.D. video screen represented a greater impact from the current sign. **Planner Robles** explained in order to help reduce potential negative impacts to surrounding residents, Stevenson had worked with Staff to reduce the overall height by approximately 5 feet. Although the proposed sign dimensions for height, width, and sign area were in excess of allowable size requirements in the Residential Sign District, Stevenson High School is a unique property and one of the larger properties in the Village. The Residential Sign District requirements did not envision a property at the scale of Stevenson and Staff did not believe the regulations provided sufficient identification for the school. Furthermore, the increases were due in part to the addition of the sign design – the brick base, limestone cap, and copper panels – which helped the sign fit with the character established in Lincolnshire. **Planner Robles** noted based on the proposed sign design, five variations from the Sign Control were being requested. Since the Sign Code does not include controls to mitigate negative impacts that may be caused by such electronic signage, Staff included additional regulations for the ARB to consider, which were summarized as:

1. There must be a minimum time limit/interval of 10 seconds between images, text, or animated displays for the electronic display screen.
2. A minimum of one static image and/or message must be displayed between any animated displays on the electronic display screen.
3. The content displayed on the electronic display screen shall be exclusive to Stevenson High School/School District 125.
4. The electronic display screen shall be turned off and not display content of any type between the hours of 10:00 pm to 6:30 am.

Or

The electronic display screen shall display a static image and/or message of a singular color, with a black or non-illuminated background, between the hours of 10:00 pm to 6:30 am.

5. The brightness level of the electronic display screen shall be limited to 5,000 nits during the day and 1,000 nits at night, with the L.E.D. panels equipped with a light sensor to automatically adjust brightness based on ambient light levels, provided that the brightness level of the electronic (L.E.D.) sign components shall be subject to final approval by the Community Development Department.

Mark Michelini, Stevenson High School, presented a photograph of the current high school sign and expressed how it signified the problems the school had with the existing sign. The sign was antiquated at 15 years old and required constant maintenance. When the school determined the sign needed to be replaced, their simple solution was to replace one (electronic) sign for a new (electronic) one. After



meeting with the Village (Planning) Staff, the school agreed it needed to create a new design with the assistance of Cannon Design.

Mary Cavanaugh, Cannon Design, presented the existing sign height was not good for viewing from the street. Based on nearby trees to the east, the height was causing the sign to be obscured from traffic. Through the redesign, they took the opportunity to lower the sign and use part of the existing base. The sign would also be slightly closer to the street. In addition, the sign would incorporate some of the building materials used around the school (campus). **Ms. Cavanaugh** referred to photographs provided in the Petitioner's presentation packet of building additions her company produced through the years to show the continuation of materials to the sign. She also noted the sign letters would be halo-lit with white LED. **Mr. Michelini** commented the display size (of the proposed electronic display screen) was the same size as the existing sign. **Ms. Cavanaugh** then presented the proposed sign materials and colors to the ARB for their review.

Bob Barnhill, Westgate Homeowner's Association, explained when he and the association received the notice for the public hearing, he was nervous of the changes being considered. However, after meeting with **Planner Robles** and receiving more information on the sign, he had a better feeling about the sign. When the existing sign was installed it created some comments and concerns from the Westgate Homeowner's Association because the sign was bright and too high from being blocked from the eight foot tall stockade fence. From the plans he received from **Planner Robles** on the proposed sign, **Mr. Barnhill** conducted his own analysis and determined the height of the active portion of the sign would be 5.5 feet lower. The lower height was very good news for the Westgate Homeowner's Association because the Westgate stockade fence would block the sign from the first floor of nearby homes. The association appreciated the new sign design but sought a few concessions, such as the sign not operate between the hours of 9:00 pm to 7:00 am. The second was to plant one or more evergreen trees in the line of sight of the sign to the closest home at 1 Dartmouth Court, since the drainage creek prevented Westgate from planting on their side of the fence.

There being no further public comments, **Chairman Gover** recessed the Public Hearing and reconvened the ARB meeting.

Mr. Michelini responded that Stevenson High School was a challenging neighbor and they try extra hard to be good neighbors, especially with the Westgate Association. He noted the suggestions made by **Mr. Barnhill** and would take them to the School Board, and would also work with Staff on additional plantings to do their part to reduce the sign visibility.

Planner Robles sought feedback from **Ms. Cavanaugh** and **Mr. Michelini** regarding Staff condition #4 and the hours the sign was suggested to be turned off or static. **Mr. Michelini** commented it was a very achievable and reasonable condition. **Member Hardnock** questioned if reducing the sign brightness at night before the sign is turned off was considered. **Planner Robles** explained one of Staff's conditions was the sign needed to be equipped with a light sensor to



automatically adjust brightness based on ambient light levels so the sign would automatically dim based on the lighting.

Member Gulatee expressed the new electronic screen may not be as bright due to the decreased contrast of the images that would be displayed. The existing sign had a black background and incandescent bulbs, where the new sign would have multiple colors on the background and thus not be as bright. **Mr. Michelini** agreed with the comment and noted the sign manufacturer noted the same.

Chairman Grover felt the size of the sign was appropriate for the use and Stevenson was such a large property. He sought any concerns of such from the ARB. There was a consensus from the ARB the proposed size was appropriate.

Chairman Grover commented the sign design was well executed and more up-to-date from the existing sign, as a result, he did not have any concerns with the sign design. **Member Kennerley** questioned if there was enough contrast from the sign background and sign lettering color. **Ms. Cavanaugh** confirmed there was sufficient contrast for the sign letters to be visible.

Member Schlecht questioned if there was any consideration in a “V-shaped” sign to angle the sign away from the residents but still retain visibility to Half Day Road. **Mr. Michelini** felt it was a great suggestion but they did not consider such. **Member Hardnock** expressed concern the lighting may be affected by angling the sign and it would need to be looked into further. **Ms. Cavanaugh** also noted the existing sign structure was being used for the new sign and a new structure would need to be installed if they were to angle the sign faces. **Member Schlecht** also questioned if the landscape was compliant or if a plan was provided. **Planner Robles** explained the existing landscape was compliant with the Sign Control and no further changes to the landscaping were proposed.

Mr. Barnhill proposed a horizontal component or wall could be installed east of the sign to assist in obscuring the sign from Westgate.

Member Hardnock questioned the content that could be displayed on the video screen and if a football game could be displayed on the sign. **Ms. Cavanaugh** explained the sign would not be used for televising any sports or other events and the football image used in the presentation packet was for illustration purposes only. **Member Hardnock** noted there were parameters for a minimum display time and questioned if there were parameters for what could be displayed on the sign. **Planner Robles** explained since electronic signage was not permitted in the Sign Code, there were no such regulations or controls, which was the reason for the Staff included conditions. **Planner Robles** continued to note the one item not included that could be a concern for the ARB was the maximum duration an image or animation could be displayed. He noted that was not discussed during the Marriott’s electronic sign variation request. Additional discussion ensued regarding the nature of electronic video signs and methods for controlling negative impacts and distractions that might be caused by such.

There being no further comments, **Chairman Grover** requested a motion for the ARB’s consideration.



Member Schlecht moved and Member Gulatee seconded a motion to approve, and recommend to the Village Board for their approval of variations to Sections 12-11-1-T, 12-9-1-A-1, and 12-9-1-A-2 of the Lincolnshire Sign Control, to permit the installation of a monument ground sign, with electronic display screen, to replace the existing pylon sign and electronic message screen at Adlai E. Stevenson High School, located at 1 Stevenson Drive, as depicted in a presentation packet prepared by Cannon Design, date stamp received April 9, 2013, and based on the facts presented at a Public Hearing held on April 16, 2013, subject to Staff recommendations contained in the Staff Memorandum, and further subject to the following:

- 1. There must be a minimum time limit/interval of 10 seconds between images, text, or animated displays for the electronic display screen.*
- 2. A minimum of one (1) static image and/or message must be displayed between any animated displays on the electronic display screen.*
- 3. The content displayed on the electronic display screen shall be exclusive to Stevenson High School/School District 125.*
- 4. The electronic display screen shall be turned off and not display content of any type between the hours of 10:00 pm to 6:30 am.*

Or

The electronic display screen shall display a static image and/or message of a singular color, with a black or non-illuminated background, between the hours of 10:00 pm to 6:30 am. The time window shall be reviewed with the residents of Westgate.

- 5. The brightness level of the electronic display screen shall be limited to 5,000 nits during the day and 1,000 nits at night, with the L.E.D. panels equipped with a light sensor to automatically adjust brightness based on ambient light levels, provided that the brightness level of the electronic (L.E.D.) sign components shall be subject to final approval by the Community Development Department.*
- 6. A maximum time limit regarding the duration of any animated or video content of the electronic display screen shall be determined, subject to the review of Staff.*
- 7. Stevenson High School shall work with the residents of Westgate regarding the installation of a screen wall or landscape improvements to further obscure the visibility of the sign from the nearest residence of Westgate.*

The motion passed unanimously by voice vote.

- 3.2 Public Hearing** regarding sign variations from Title 12, Sign Control, and consideration and discussion regarding design review of site/building development plans, for a proposed Dunkin Donuts restaurant, with drive-thru, as an accessory use to an existing Marathon Gas Station, located at 435 Milwaukee Avenue (GTM/North Shore Management, dba Dunkin Donuts).

- 4.0 UNFINISHED BUSINESS (None)**
- 5.0 NEW BUSINESS (None)**
- 6.0 CITIZENS COMMENTS (None)**
- 7.0 ADJOURNMENT**



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

Minutes submitted by Steve Robles, Planner and Tonya Zozulya, Planner.

- 3.2 Public Hearing and Consideration and Discussion of sign variations from Title 12, Sign Control, and design review of site/building development plans, for a proposed Dunkin' Donuts restaurant, with drive-thru, as an accessory use to an existing Marathon Gas Station, located at 435 Milwaukee Avenue (GTM/North Shore Management, dba Dunkin' Donuts).

Planner Zozulya summarized Staff memorandum regarding this request. She noted that the property was developed as a gas station in the 1970's in unincorporated Lake County. It was annexed into the Village in the late 1980's and granted a Special Use permit for the operation of a gas station in 2004. **Planner Zozulya** noted Dunkin' Donuts currently proposes to lease approximately 420 sq.ft. within an existing 2,500 sq.ft. Marathon Gas Station convenience store, for a full-service Dunkin' Donuts restaurant and re-activate the existing drive-thru. **Planner Zozulya** stated the Zoning Board conducted a Public Hearing regarding a Special Use amendment request and provided a positive recommendation to the Village Board on April 9, 2013. **Planner Zozulya** said the current request in front of the ARB pertains to sign variations and building/site development plans. In terms of the Public Hearing, three sign variations are requested: (1) Wall signs on the north building elevation that do not meet the requirement of facing a public street or parking lot; (2) Two wall signs on the north building elevation; and (3) An 81" tall wall sign (mural) on the north building elevation, which is 57" greater than is allowed by Code. **Planner Zozulya** said the Petitioner provided the attached responses to required Sign Variation Standards, which Staff believes are satisfactorily met. Public hearing notice was published in the March 28, 2013 edition of the Lincolnshire Review and a required notice provided to adjacent owners within a 250' radius of subject property. **Planner Zozulya** stated the proposed wall mural sign was added to the north elevation, at Staff's suggestion, to add visual interest to a blank wall. **Planner Zozulya** then reviewed proposed building façade, site plan and signage revisions. **Planner Zozulya** noted the Petitioner worked with Marathon Corporate Office to repaint existing white portion of gas station canopy a tan color to unify the development. She also noted the existing brick perimeter wall is proposed for removal and will be replaced with landscaping. In addition, a new trash enclosure will be constructed in the southeast corner of the property. **Planner Zozulya** stated four new code-compliant parking spaces are proposed along the east property line, in addition to 4 existing spaces (incl. ADA-required space) along the south building elevation. These spaces are located to minimize conflicts with Drive-thru stacking. **Planner Zozulya** stated Staff recommends approval of the sign variations and site/building development plans, with stipulations noted in the Staff memo regarding removal of the proposed goosenecks lights from the proposed mural sign on the north building façade and replacement of the proposed Yucca species to be replaced with salt-tolerant shrubs throughout the site. **Planner Zozulya** stated Staff seeks the Petitioner's clarification regarding whether or not the proposed orange metal canopy over the new drive-thru pick-up window is proposed to be clad with EIFS or other non-metal material.

Steve Kolber, an architect with Kolbrook Design, representing the Petitioner, was sworn in by **Chairman Grover**. **Mr. Kolber** provided a PowerPoint presentation regarding proposed improvements. He stated Dunkin' will be leasing a small portion of the convenience store building. He said as part of the proposed building design, they will bury some power lines and screen existing mechanical equipment along the west building elevation. He said Dunkin' is very interested in a southeastern cross-connection point with the grocery store property, although the Fresh Market did not authorize one when approached by the Village previously. He

stated the drive-thru stacking is designed for 7-8 cars, which meets Dunkin' standards. **Mr. Kolber** stated Dunkin' provided substantial perimeter landscaping screening as well as in in-fill areas throughout the site, adding a variety of species and colors. He noted the proposed landscaping will be supplemented by landscaping on the Fresh Market property. **Mr. Kolber** showed the revised convenience store Floor Plan, noting the proposed Dunkin' area. He stated the store interior will be improved with Dunkin' colors, as per the new "Fresh Brew" concept recently unveiled by the company. **Mr. Kolber** presented a materials/color sample board depicting all materials and colors proposed, noting a portion of the convenience store building is proposed to be raised and clad with Hardiboard. He said the orange color is proposed to be muted for this store, at the request of the Village Board. The north elevation identification sign variation is requested as that sign will be visible from Milwaukee Avenue (they do realize there will be a building constructed immediately north of them in the future that may impact sign visibility). The gooseneck lights for the north elevation mural are proposed due to the fact that a variation was required for that mural sign requested by Staff to add visual interest to the wall. **Mr. Kolber** said the proposal calls for an all-metal orange drive-thru canopy, and showed a mock-up.

Member Gulatee inquired whether the Petitioner has the ability to deviate from the standard color scheme, to which **Mr. Kolber** responded they have muted some colors but need to stay within the general color palette.

Chairman Grover and **Member Gulatee** expressed their satisfaction with the proposed removal of the existing brick perimeter wall. **Chairman Grover** inquired whether or not the existing air pump along the east property line will remain. **Mr. Kolber** responded the air pump will most likely be removed as that area is slated for landscaping.

Member Hardnock stated he is pleased to see that the site is proposed for improvements. He sought clarification regarding on-site traffic flow, given the pumps and drive-thru configuration.

Member Schlecht expressed concern regarding the potential cross-access with the grocery store and stated a traffic study will be required to show the impact of any cut-through traffic from the gas station to the grocery store site.

Member Hardnock inquired about the existing ground sign. **Planner Zozulya** responded the non-compliant ground sign, which is subject to amortization per Code, will remain as is in the near term, as Dunkin' is not proposing any changes to it and the Petitioner is not proposing a Dunkin' panel at this time.

Member Schlecht inquired whether or not another bathroom facility will be required with the Dunkin' proposal. **Planner Zozulya** replied the Building Department will review this aspect for compliance during the building permit stage, although the initial review did not identify the need for a second bathroom. **Mr. Kolber** said there is an existing small bathroom for employees, in addition to a public bathroom. He does not believe they will be required to add another public bathroom since this Dunkin' store will not have any tables or seating.

Karim Khoja, Dunkin' Franchisee, was sworn in by Chairman Grover. He introduced himself and stated the proposed Dunkin' restaurant will not be a heavy-volume store, generating \$8,000 in weekly revenue as opposed to \$40,000 free-standing Dunkin' stores typically generate. **Mr. Khoja** said no pull-up lane is

proposed; and that they anticipate an 80-second service time from the menu board to the pick-up window. **Mr. Khoja** said he will be paying for all the improvements, even though he will be leasing only 419 sq.ft. of space.

Member Schlecht inquired whether vernacular architectural elements present on adjacent buildings were considered for the building design. **Mr. Kolber** said a sloped roof was proposed as one of the options to the Village Board at referral, and did not receive their support. **Mr. Khoja** stated the Dunkin' Donuts corporate office requires all Dunkin' Stores to be remodeled every 10 years to keep them current with the Dunkin' brand. **Member Schlecht** stated he is concerned the entire gas station property is proposed to be transformed to reflect the Dunkin' brand and suggested consideration be given to installing additional landscaping along Milwaukee Avenue to soften the Dunkin' brand impact.

Member Schlecht questioned whether three identical identification signs are needed for the Dunkin' store, and perhaps a tasteful "D" could be used. **Chairman Grover** also felt three wall signs were excessive, and two signs would be more appropriate. **Steve McNellis, Director of Community Development**, said Dunkin' has the right to install an identification sign on the south and west elevation by Code. He added Staff believes all three signs are warranted to provide exposure to Dunkin', especially given no Dunkin' name will be displayed on the ground sign.

Member Gulatee questioned the use of painted brick. **Mr. Kolber** said if done right, brick can be painted. He inquired about the possibility of minimizing the use of different building materials and colors. He suggested using Hardiboard cladding for the metal drive-thru canopy.

Member Schlecht suggested canvas as a canopy material. He inquired whether the Dunkin' Franchisee has considered new construction for his store, to which **Mr. Khoja** stated he has but decided against it due to high costs. He said the ARB can get a better sense of proposed colors by driving by existing Dunkin' stores in the area.

Member Hardnock said the proposed color gradation looks harsher on the renderings but believes it will be more subtle on the actual building and will serve as a nice accent.

Barry Millman, developer for Dunkin' Donuts, stated the intent is to unify the Marathon Gas Station and Dunkin' designs. He stated the Village Board stated at referral they were not interested in the same type of traditional brick and stone architecture that is already present on the Walgreens and other buildings. **Community Development Director McNellis** verified this account and stated that the recent RFPs sent out for the development of Village-owned outlots encouraged compatible materials but not the same architecture.

The ARB members expressed their disagreement with the Staff recommendation and did not want the gooseneck lights removed from the proposed mural sign on the north building façade. They did express support for the Staff recommendation regarding the Yucca species replacement with a salt-tolerant shrub.

Member Kennerley said she felt more evergreen material, such as sumac or boxwood, needs to be incorporated into the landscape plan as opposed to annual and perennial species. **Mr. Kolber** stated they will be willing to accommodate this request.

There being no further comments, **Chairman Grover** requested motions for the ARB's consideration.

Sign Variations

Member Gulatee moved and Member Schlecht seconded a motion to recommend approval to the Village Board of proposed sign variations to permit two wall signs on the north building elevation that do not meet the requirement of facing a public street or parking lot; and permit one of those signs to be 81" tall, which is 57" greater than allowed by Code, for a proposed Dunkin' Donuts restaurant, with drive-thru, based on facts covered in a Public Hearing held on April 16, 2013, and as presented in the Petitioner's Presentation Packet dated April 8, 2013.

The motion passed unanimously by voice vote.

Site/Building Development Plans

Member Gulatee moved and Member Schlecht seconded a motion to recommend approval to the Village Board of the Site Plan; landscape plans; building and trash enclosure elevations, materials and colors; wall signage; and rooftop equipment screening plan, for a proposed Dunkin' Donuts restaurant, with drive-thru, as presented in the Petitioner's Presentation Packet dated April 8, 2013 and as depicted in the Petitioner's material/color sample board, and as recommended in Staff's memorandum, subject to Yucca species being replaced with salt-tolerant shrubs throughout the site.

The motion passed unanimously by voice vote.

- 4.0 UNFINISHED BUSINESS (None)
- 5.0 NEW BUSINESS (None)
- 6.0 CITIZENS COMMENTS (None)
- 7.0 ADJOURNMENT

There being no further business, **Chairman Grover** adjourned the meeting at 9:43 p.m.

Minutes submitted by Tonya Zozulya, Planner.