



**APPROVED AS
SUBMITTED**

Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, September 17, 2013, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

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

ABSENT: Chairman Grover, Trustee Liaison McDonough.

ALSO PRESENT: Tonya Zozulya, Planner

The ARB appointed Member Hardnock to serve as Acting Chairman for the duration of the meeting.

CALL TO ORDER: **Acting Chairman Hardnock** called the meeting to order at 7:01 p.m.

1.0 ROLL CALL

The roll was called by **Planner Zozulya** and **Acting Chairman Hardnock** 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, April 16, 2013.

Member Schlecht moved and **Member Gulatee** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on Tuesday, April 16, 2013, as presented. 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 revised ground sign package for the Tri-State International Office Center, located at 25, 75, 100, 200 and 300 Tri-State International (GA Tri-State Office Park, LLC).

Acting Chairman Hardnock recessed the ARB meeting and convened the Public Hearing.

Planner Zozulya stated the Tri-State ownership submitted a request for a revised ground sign package for the Tri-State International Office Center. She noted Staff determined no amendment to the Annexation Agreement or the PUD Ordinance is required. **Planner Zozulya** noted the sign package consists of three parts, requiring 9 variations outlined on the first page of the Staff memo: (1) A



replacement ground sign along the Tollway; (2) replacement directional signs along the main entrance into the center; and (3) A new monument sign along at the intersection of Westminster Way and Tri-State International. She said the Petitioner will provide details regarding their proposal and review their responses to the six variation standards. She said the Petitioners provided required certified notices to all property owners within the required 250' feet of the Center. **Planner Zozulya** said Staff received a number of inquiries and concerns from Sutton Place residents regarding the proposed Entry ground sign and asked the Petitioner to stake the proposed location of that sign, which Tri-State did. Staff supports the request.

Ms. Kelly Morrissey, Tri-State International Property Manager with Colliers International, was sworn in by Acting Chairman Hardnock. She said Tri-State has made improvements to the Center and worked hard to be good neighbors. She said the economy has hurt the Center and they want to be more competitive through enhanced ground signage.

Ms. Morrissey described the signs and proposed in detail, pointing out the differences between existing and proposed signs. She said the design of the signs has been developed to tie them back to the office buildings. She also reviewed their responses to the variation standards and requested they be entered into the official record. She also stated the reason for the Tollway sign height increase is due to the grade difference between the Tollway and the base of the sign.

Member Schlecht recommended the Petitioner explore the possibility of extending the base of the Tollway sign to make it compliant with the Code requirement regarding sign base landscaping. He also expressed concerns about the proposed phone number on that sign.

Ms. Katie Conroy, Poblocki Sign Company, was sworn in by Acting Chairman Hardnock. She said the phone numbers are 6" tall and are intended to be viewed within 300' of the sign.

Member Kennerley inquired about the proposed sign illumination and justification for 5 tenant panels on the Tollway sign as opposed to code-permitted 4 tenant panels. Ms. Morrissey said they intend to place 5 prominent tenants from each of the five Tri-State buildings on the signs. Ms. Conroy said the Tollway and Entry signs will be internally illuminated and the directional signs will not be illuminated.

Member Gulatee questioned the use of T12 lamps, stating they have been phased out. He also expressed concerns about the durability of the proposed white acrylic material.

Ms. Conroy said they are expected to be phased out in the 15-20 years, but are still being installed. **Ms. Morrissey** said the intent is to have the Entry sign illuminated from 4-7 p.m. in winter months.

Member Kennerley inquired about the use of the blue color on the signs. **Ms. Morrissey** said that while blue is not present on the buildings, it is Tri-State's corporate color. **Ms. Conroy** stated the proposed sign step pattern design and



synthetic plaster material color and texture are compatible with the Tri-State buildings.

Member Kennerley stated the landscape plans lack evergreen materials and requested they be integrated into the plan. **Planner Zozulya** said only the Tri-State sign and the Entry sign are required to be landscaped.

Mr. Brock Williamson, Rosborough Partners, was sworn in by **Acting Chairman Hardnock**. He said the reason seasonal plantings were proposed was to create the highest impact along the entrance into the Center.

Member Gulatee requested the Petitioner show property lines on the revised Site Plan and install a mock-up of the Entry sign in the revised location.

Mr. Robert Weinberg, President of the Sutton Place Neighborhood Association, was sworn in by Acting Chairman Hardnock. He said the only objection that the Association has is the proposed Entry sign. The Association believes the sign is too big, out of scale with the median, too obtrusive and larger than other signs in the Village. He stated the sign, as proposed, will create a blind spot and traffic hazard in the proposed location, and recommended the sign be moved to the other side of the bridge and be reduced in height. He also questioned the amount of pertinent information the sign displays, recommending the Tri-State panel become the focal feature of the sign.

Mr. Robert Samson, 845 Sutton Court, was sworn in by Acting Chairman Hardnock. He stated not everyone from the Association received the Public Hearing notice. He said Tri-State already has wall sign approvals granted by the Village and is not taking full advantage of those approvals. He said the sign is too large.

Mr. Lawrence Muslin, 823 Suffield Square, was sworn in by Acting Chairman Hardnock. He expressed concerns about the sign being too large and stated residents and office employees do not obey the stop signs at that intersection and the sign would pose a traffic hazard.

Mr. Keith Borgeson, 10 Newcastle Lane, was sworn in by Acting Chairman Hardnock. He stated he does not see the value in the proposed Entry sign.

Ms. Dortha White, 849 Sutton Court, was sworn in by Acting Chairman Hardnock. She expressed concerns about impaired visibility that would be created by the proposed Entry sign.

Ms. Susan Olsen, 854 Sutton Court, was sworn in by Acting Chairman Hardnock. She stated she questions the attractiveness of the proposed signs. She expressed her opposition to the Entry sign.

A resident residing at 10 Newcastle was sworn in by Acting Chairman Hardnock. She stated people violate the stop signs at that intersection. In addition, she is concerned about snow maintenance at the base of the proposed Entry sign.



Ms. Anne Juranek, 1 Warwick Lane, was sworn in by Acting Chairman Hardnock. She said her patio faces Westminster Way and she would see the Entry sign from her house. She also commented she sees the Tollway sign.

Mr. Richard Soderberg, 9 Sommerset Lane, was sworn in by Acting Chairman Hardnock. He stated the sign would cover a car, due to its 6.5' height.

Ms. Morrissey said she appreciates the residents' comments. She is aware of the speeding problem and has contacted the Village's Police Department several times about it. She will explore the possibility of installing speed bumps at that intersection.

Member Kennerley said the Petitioner needs to work with the residents regarding the Entry Sign location and size. **Member Schlecht** said he has heard many residents concerns, which makes him believe there is validity to it.

Acting Chairman Hardnock stated there are unresolved issues with the Entry sign. The ARB decided to continue the Public Hearing until the rescheduled ARB meeting on Wednesday, October 16, 2013, to give the Petitioner the opportunity to meet with the concerned residents and refine their proposal.

Robert Weinberg requested the stakes for the Entry sign be removed. Acting Chairman Hardnock asked if the ARB wanted them up for a few days to review the location. The ARB said they do not.

- 3.2 Consideration and Discussion of a revision to the previously approved Site Plan and Landscape Plan for the approved Dunkin' Donuts Restaurant in the existing Marathon Gas Station, to retain an existing brick wall along the south property line, for the property located at 435 Milwaukee Avenue (Village of Lincolnshire/GTM/North Shore Management, dba Dunkin Donuts).

Planner Zozulya stated the approved plans depict the removal of the existing perimeter brick wall along the east and south property lines and the installation of new landscaping in lieu of the wall. Staff previously recommended removal of the entire wall along the south and east property lines, given the dilapidated condition of the east wall. Final landscaping has since been installed on The Fresh Market property, including the area adjacent to the Marathon south property line. Given the current landscaping conditions, Staff now believes consideration should be given to retaining the south brick wall, and removing only the east wall. At their August 5th meeting, the Village Board referred this revision to the ARB for consideration. She said the main reason for retaining the south wall is to screen the gas station equipment to create a natural separation between the gas station and the grocery store.

Member Kennerley said she does not object to keeping the south wall. She is concerned about the landscaping plan as it was approved not taking the ARB's comments into consideration. **Planner Zozulya** said the landscaping plans were revised after the ARB meeting to provide a denser screening. She said the Petitioner needs to present one cohesive look. She requested a landscape plan be provided for ARB review.



Member Schlecht inquired whether Dunkin Donuts will maintain the south wall in good condition to prevent its deterioration. **Planner Zozulya** said it will be a property maintenance matter.

The ARB decided to continue this item to the next rescheduled ARB meeting on Wednesday, October 16th.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Planner Zozulya re-stated that the rescheduled ARB meeting will be on Wednesday, October 16, due to Columbus Day.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Acting Chairman Hardnock** adjourned the meeting at 8:45 p.m.

Minutes submitted by Tonya Zozulya, Planner.