



APPROVED Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, November 19, 2013, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Pro Tem Hardnock, Members Gulatee, Kennerley and Schlecht.

ABSENT: Chairman Grover and Trustee Liaison McDonough.

ALSO PRESENT: Stephen Robles, Planner

CALL TO ORDER: Chairman Pro Tem Hardnock called the meeting to order at 7:00 p.m.

1.0 ROLL CALL

The roll was called by **Planner Robles** and **Chairman Pro Tem 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 Wednesday, October 16, 2013.

Member Schlecht moved and **Member Kennerley** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on October 16, 2013, as presented. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 **Consideration and Discussion** of proposed building elevations and signage, site plan, landscape plan and lighting, associated with a proposed Noah's meeting and events center at 200 Barclay Boulevard, west of the intersection of Barclay Boulevard and Marriott Drive (Noah Corporation/Guggenheim Retail Real Estate Partners, Inc.).

Planner Robles introduced the project and identified the subject site being located at 200 Barclay Blvd as a vacant 2 acre parcel, within the Lincolnshire Corporate Center, immediately south of the Staybridge Suites Hotel. The previous week, the Zoning Board reviewed and recommended approval of the necessary zoning entitlements for a Text Amendment, Special Use for a Meetings & Events Center and a variance to reduce the landscape area between parking and the building for the east and west elevations.



Russell Whitaker, Petitioner's attorney with Rosanova & Whitaker, Ltd., provided a brief history of the site and the Lincolnshire Corporate Center. **Mr. Whitaker** continued with an explanation of Noah's operation of providing state-of-the-art meeting and event spaces for lease and noted the Lincolnshire site would be one of two Noah's facilities in Illinois; the second located in Naperville. He summarized Staff's Condition #1 of the Staff Memorandum and explained the two parking lot islands in question were strategically placed to offer a landscaped backdrop for certain doors or windows instead of parked cars. For that reason, the site plan did not address Staff's request as noted.

Dave Mancino, architect with WD Partners, described the high level of detail proposed on the building that was not easily visible on the building renderings. He continued that such detail was not traditionally provided in Noah's buildings and explained the proposed materials were quality materials. **Mr. Mancino** also noted the landscape plan had been designed with the same level of detail and reflected Noah's standard in providing a highly detailed landscaped environment on the site.

Member Gulatee sought clarification if the parking lot light fixtures were metal halide or LED bulbs, and if the height of 30' noted on the material sample board was correct. **Planner Robles** noted the included manufacture's specification sheet identified metal halide lighting. **Mr. Mancino** clarified the light pole height was 20' and not 30' as incorrectly identified on the material sample board, and black in color. **Planner Robles** also noted the proposed parking lot light fixtures were the same design used at the Fresh Market site.

Member Kennerley inquired as to the level of contrast on the building, as well as the lighting proposed. **Mr. Mancino** explained that with the white porcelain tile and deep reddish-brown brick proposed, there would be sufficient contrast on the building.

Member Schlecht questioned if the proposed building design was the same for all Noah's. **Mr. Mancino** concurred that the overall building design was the same for this region, including the Naperville site. However the material and color combination was specific to Lincolnshire. **Member Schlecht** also inquired if any parking issues were present. **Mr. Mancino** explained it was Noah's experience that most guests arrive in shared cars, instead of one person per car, so the parking proposed would be sufficient. **Member Schlecht** inquired if there was any relationship between Noah's and the Staybridge Suites Hotel. **Mr. Whitaker** explained the location contiguous to the hotel was not by design or a requirement of Noah's for site selection. **Member Schlecht** complemented the proposed design and noted his satisfaction with the proposal. **Member Kennerley** agreed with **Member Schlecht** and also noted her satisfaction with the landscape plan.

Member Gulatee questioned how the proposed meeting and events center use fit within the surrounding industrial and office occupancy. **Planner Robles** summarized the zoning entitlements associated with the proposed use, which were reviewed by the Zoning Board and received unanimous support. He further explained the level of Staff review conducted on the parking ratio to determine the necessary code required parking for the proposed use.



Member Hardnock sought clarification that parking proposed was adequate. **Planner Robles** explained that based on the research conducted, a parking ratio of 1 space per 4 seats was appropriate. The ratio was also consistent with current parking standards for religious uses, which is the next closest assembly use within the Off-Street Parking Code. As a result, 111 parking spaces would be required, and 112 spaces were being provided.

Member Gulatee noted his support of Staff Condition #1 and questioned if there was any consideration to expanding the entrance driveway to allow for a vehicle drop-off area. A brief discussion regarding Member Gulatee's suggestion ensued, with the final determination the proposed driveway width and location were sufficiently located and designed for the site.

Member Schlecht questioned the synthetic turf proposed within the outdoor patio area. **Mr. Mancino** explained the turf was for outdoor events so grass would always be green and not dead during the extreme weather months. **Member Schlecht** sought Staff's opinion on the synthetic turf. **Planner Robles** commented since the proposed landscape plan satisfied the Village's Landscape Code and the turf was located in the interior of the patio area, Staff had no objection to the proposed synthetic turf. **Member Schlecht** noted his concern of the proposed 6' tall garden wall and commented such seemed excessive and could create a sense of being blocked in for the patio. **Mr. Mancino** noted the garden wall design varies based on each community's requirements and a combination of stone, brick, and metal have been used at other Noah's locations.

Limited discussion ensued regarding the proposed development plans amongst the ARB members.

Planner Robles summarized the 7 Conditions noted in Staff's Memorandum and the reasons for each. Limited discussion ensued regarding each of the 7 Staff Conditions.

There being no further public comment, **Chairman Pro Tem Hardnock** requested a motion for ARB consideration.

Member Schlecht moved and Member Kennerley seconded a motion to approve, and recommend to the Village Board for their approval proposed building elevations and signage, site plan, landscape plan and lighting associated with a proposed Noah's meeting and events center located at 200 Barclay Boulevard, subject to the following:

- 1. Receiving confirmation from Staybridge Suites hotel indicating the pedestrian sidewalk connection is acceptable, as is the configuration and landing area of the sidewalk at the hotel's parking lot, and clarification on responsibility for its construction.*
- 2. The trash enclosure be clad on all elevations in the same brick veneer of the building.*
- 3. The letter height of wall signage be reduced to 24" in height.*
- 4. Confirmation from Lake County Stormwater Management Commission (SMC)*



that the proposed hydroseed blend within the existing drainage easement is acceptable.

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 Pro Tem Hardnock** adjourned the meeting at 8:00 p.m.

Minutes submitted by Stephen Robles, Planner.