



**APPROVED** Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, June 17, 2014, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

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

**ABSENT:** Member Hardnock and Trustee Liaison McDonough.

**ALSO PRESENT:** Stephen Robles, Village Planner

**CALL TO ORDER:** Chairman Grover called the meeting to order at 7:02 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, March 18, 2014.

**Member Schlecht** moved and **Member Kennerley** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on March 18, 2014, as presented. The motion passed unanimously by voice vote.

### 3.0 ITEMS OF GENERAL BUSINESS:

3.1 Consideration and Discussion of a proposed monument ground sign along Olde Half Day Road for the Egg Harbor Café located at 300 Village Green, within the Village Green Retail Center (North Shore Signs/Egg Harbor Café).

**Village Planner Robles** introduced the request and noted Egg Harbor Café requested amending the current Area of Special Sign Control to install a new monument ground sign along the Olde Half Day Road frontage. As a tenant of the Village Green, Egg Harbor was subject to the Sign Control for the center, which was established by ordinance in 1995. Amending the Area of Special Sign Control was required to permit the proposed ground sign, which required a public hearing with the Village Board. **Village Planner Robles** also clarified the request required review by the ARB to determine the scale and proportion, materials, colors and location were an integral part of the site and building design of the Village Green.

**Art Solis** of North Shore Sign, represented Egg Harbor Café, explained the current free-standing signage at the Village Green was designed and constructed by North Shore Sign, and the proposed Egg Harbor sign would be a compatible match. He continued, the sign design had been revised to address Staff's comments and the sign's colors and materials would be consistent in the center. The stone base would be installed by the same mason used for the existing monument signs for consistency. The location of the sign was moved due to a nearby sewer manhole and to improve east bound traffic. **Mr. Solis** acknowledge visibility of the sign to



west bound traffic would not be as clear due to the existing trees and brick entry columns to the Village Green, which could not be moved.

Following the petitioner's presentation, **Chairman Grover** requested comments from the ARB Members.

**Member Gulatee** expressed his support for the sign design and felt it was acceptable; however, the larger issue was wayfinding to the café. He also noted there were still visibility issues for east bound traffic.

**Member Kennerley** noted the existing wall sign helped with the visibility issue and sought verification the landscape at the base of the sign was acceptable. **Village Planner Robles** explained Staff was recommending the landscape plan be revised to include three additional knockout rose bushes and the Catmint perennials replaced with a groundcover in order to be complaint with the Village's Sign Code.

**Member Schlecht** explained the eastern entrance to Village Green and Egg Harbor Café visually looks like a service entrance based on the design and existing landscape. He noted the evergreen trees along the street frontage should be removed as such were excessive to screen a brick trash enclosure wall and arborvitae or similar shrubs would be more suitable in place of the evergreens. He further expressed his uncertainty if relocation of the wall sign would be beneficial and suggested attention should be given to the eastern entrance to make it appear more of a customer entrance rather than a service area. **Member Gulatee** expressed his agreement to this.

**Mr. Solis** noted Egg Harbor is simply in need of a sign to be noticed by customers looking for the restaurant. **Member Schlecht** explained the restaurant would be visible by removing the evergreen trees and locating the ground sign at the eastern entrance. He suggested a temporary sign be used as a test to determine the best location along Olde Half Day Road, to which **Member Gulatee** agreed was a good solution.

**Member Kennerley** questioned the other tenants in the center and the potential to request similar signage. **Village Planner Robles** noted the proposed sign was similar to Eddie Merlot's sign approved in 2012 and Staff felt such signage was appropriate for large, anchor tenants of the center, such as the former Flatlander's, Egg Harbor Café, and Eddie Merlots restaurants.

**Chairman Grover** agreed with the previous comments regarding the need for tree removal along the frontage and expressed the sign location was a challenge. **Mr. Solis** commented they would be willing to place a temporary sign at different locations along Olde Half Day Road for the best visibility to traffic.

There being no further public comment, **Chairman Grover** a motion for ARB consideration.

*Member Gulatee moved and Member Schlecht seconded a motion to approve, and recommend to the Village Board for their approval a proposed monument ground sign for Egg Harbor Café at the Village Green Retail Center, located at 300 Village*



*Green, as depicted in a presentation packet prepared by North Shore Sign, date stamp received June 10, 2014, subject to Staff recommendations contained in the Staff Memorandum, and further subject to a temporary identification sign be placed at various locations along the Olde Half Day Road frontage to determine the most suitable location of the permanent ground sign.*

**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 7:48 p.m.

Minutes submitted by Stephen Robles, Village Planner.